

Agenda

Council Meeting

7.00pm, Tuesday 16 February 2021

Fitzroy Town Hall

www.yarracity.vic.gov.au

Council Meetings

Council Meetings are public forums where Councillors come together to meet as a Council and make decisions about important, strategic and other matters. The Mayor presides over all Council Meetings, and they are conducted in accordance with the City of Yarra Governance Rules 2020 and the Council Meetings Operations Policy.

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

There are two ways you can participate in the meeting.

Public Question Time

Yarra City Council welcomes questions from members of the community.

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

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

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

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

When you are invited by the Mayor to ask your question, please come forward, take a seat at the microphone, state your name clearly for the record and:

- direct your question to the Mayor;
- refrain from making statements or engaging in debate
- don’t 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.

Public submissions

Before each item is considered, the meeting chair will ask people in attendance if they wish to make submission. If you want to make a submission, simply raise your hand and the Mayor will invite you to come forward, take a seat at the microphone, state your name clearly for the record and:

- Speak for a maximum of five minutes;
- direct your submission to the Mayor;
- confine your submission to the subject under consideration;
- avoid repetition and restating previous submitters;
- refrain from asking questions or seeking comments from the Councillors or other submitters;
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

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

Once all submissions have been received, the formal debate may commence. Once the debate has commenced, no further submissions, questions or comments from submitters can be received.

Arrangements to ensure our meetings are accessible to the public

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

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

Recording and Publication of Meetings

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

Order of business

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

Attendance

Councillors

• Cr Edward Crossland	Councillor
• Cr Stephen Jolly	Councillor
• Cr Herschel Landes	Councillor
• Cr Anab Mohamud	Councillor
• Cr Claudia Nguyen	Councillor
• Cr Bridgid O'Brien	Councillor
• Cr Amanda Stone	Councillor
• Cr Gabrielle de Vietri	Councillor
• Cr Sophie Wade	Councillor

Council officers

• Vijaya Vaidyanath	Chief Executive Officer
• Brooke Colbert	Group Manager Advocacy and Engagement
• 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. Announcements

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

4. Declarations of conflict of interest

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

5. 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. These items have been presented to Council in a separate agenda for determination as to whether they shall be considered in closed session.

Item

5.1 Procurement of Landfill Services

This item is presented for consideration in closed session because it contains council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released.

This item is considered applicable because it contains information in relation to a current commercial negotiation.

5.2 C1565 – Tender for Ryan's Reserve Pavillion Modular Design and Construction

This item is presented for consideration in closed session because it contains 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.

This item is considered applicable because it contains information presented on a commercial in confidence basis during a tender process.

6. Confirmation of minutes

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 2 February 2021 be confirmed.

7. Petitions and joint letters

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

8. Public question time

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

9. Delegate's reports

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

10. General business

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

11. Questions without notice

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

12. Council business reports

Item		Page	Rec. Page	Report Presenter
12.1	PLN19/0841 - 81 Latrobe Avenue, Alphington (Artisan West)	9	83	Mary Osman - Manager Statutory Planning
12.2	PLN19/0606 - 60 Chandler Highway, Alphington	226	297	Mary Osman - Manager Statutory Planning
12.3	PLN19/0931 - 1 Latrobe Ave, Alphington - Workshops Precinct (Precinct 5)	431	514	Mary Osman - Manager Statutory Planning
12.4	Planning Scheme Amendments – a possible alternate approach	711	722	Fiona van der Hoeven - Assistant Manager City Strategy
12.5	Burnley Golf Course - Community Consultation and Risk Mitigation	732	745	Sally Jones - Manager Recreation and Leisure Services
12.6	Recreation and Leisure Services - SRV Grant Applications	807	817	Sally Jones - Manager Recreation and Leisure Services
12.7	Investing in Communities 2021-2023 Recommendations Report	820	825	Malcolm McCall - Manager Social Strategy and Community Development
12.8	Annual Grants 2021 Recommendations Report	849	855	Malcolm McCall - Manager Social Strategy and Community Development
12.9	Yarra Arts Advisory Committee membership	956	960	Siu Chan - Unit Manager Arts, Culture and Venues
12.10	Proposed Discontinuance of Road abutting 2 Fitzgibbon Street, Cremorne	964	967	Bill Graham - Coordinator Valuations

Item		Page	Rec. Page	Report Presenter
12.11	2020/21 Annual Plan Progress Report - December	982	985	Julie Wyndham - Manager Corporate Planning and Performance
12.12	December 2020 Finance Report (including Mid-Year Budget Review)	1022	1024	Wei Chen – Chief Financial Officer
12.13	Councillor Code of Conduct review	1039	1043	Rhys Thomas - Senior Governance Advisor

13. Notices of motion

Item		Page	Rec. Page	Report Presenter
13.1	Notice of Motion No. 2 of 2021 - Refugee Advocacy	1053	1055	

14. Urgent business

An opportunity is provided for the Chief Executive Officer to introduce items of urgent business.

PLN19/0841 - 81 Latrobe Avenue, Alphington (Artisan West)

Executive Summary

Purpose

This report provides Council with an assessment of Planning Application PLN19/0841 at 81 Latrobe Avenue, Alphington against the provisions of the Alphington Paper Mill Development Plan 2016 and the Yarra Planning Scheme.

Council was advised that an appeal pursuant to S79 of the *Planning and Environment Act 1987* (the Act) was lodged (failure to determine) with the Victorian Civil and Administrative Tribunal. A Compulsory Conference has been scheduled for 11 March 2021, with a Hearing scheduled for 4 days commencing 31 May 2021

The report recommends that were Council in a position to determine the application, it would have recommended the grant of a planning permit subject to the conditions contained within the recommendation.

Key Issues

The key issue for Council in considering how the proposal relates to the approved Development Plan.

Key Planning Considerations

Other Key planning considerations include:

(a) Clause 15.01 – Urban Environment;

(b) Clause 22.05 – Interface Uses Policy;

(c) Clause 43.04 – Schedule 11 to the Development Plan Overlay;

(d) Clause 52.06 – Car Parking; and

(e) Clause 58 – Apartment Guidelines.

Financial Implications

None

Submissions

None. The application is exempt from notification pursuant to the Development Plan Overlay.

Key Recommendations

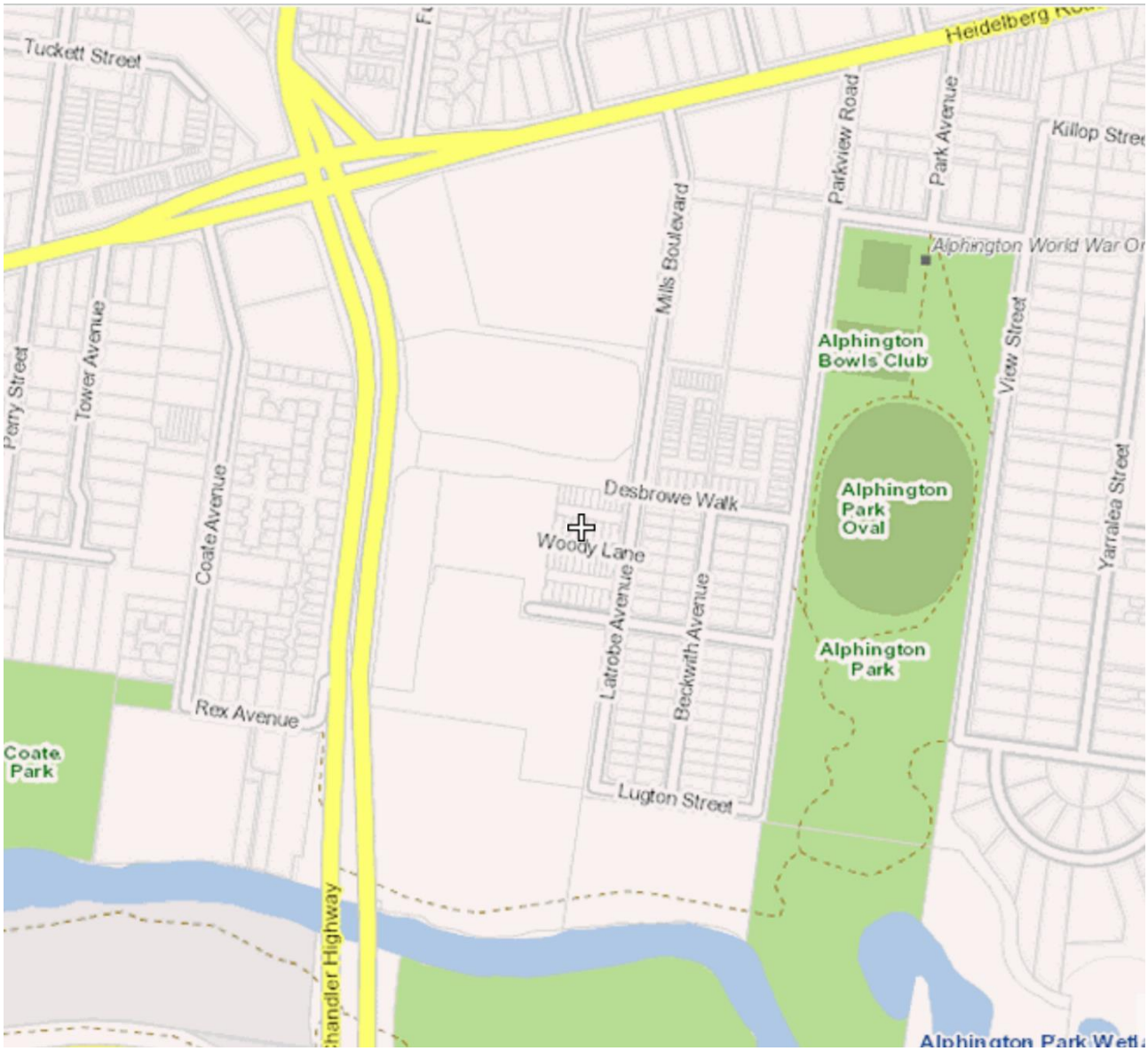
Based on the following report, the proposal is considered to generally comply with the relevant planning policy and should therefore be supported subject to the following key conditions:

(a) Reduction in the height of Building A by two storeys (Levels 11 and 12);

(b) Reduction in the height of Building B by two storeys (Levels 6 and 7); and

(c) Reduction in the height of Building D by three storeys (Levels 3, 4 and 5).

CONTACT OFFICER: **Mary Osman**
TITLE: **Manager Statutory Planning**
TEL: **9205 5334**


Tuckett Street
Heidelberg
Parkview Road
Park Avenue
Killop Stree
Mills Boulevard
Alphington World War O
Alphington Bowls Club
View Street
Perry Street
Tower Avenue
Coate Avenue
Desbrowe Walk
Woody Lane
Alphington Park Oval
Yarralea Street
Latrobe Avenue
Beckwith Avenue
Alphington Park
Rex Avenue
Coate Park
Lugton Street
Chandler Highway
Alphington Park Wetl

12.1 PLN19/0841 - 81 Latrobe Avenue, Alphington (Artisan West)

Reference: D20/139988
Authoriser: Manager Statutory Planning

Ward:	Langridge
Proposal:	Construction of a multi-storey apartment building and a reduction of the statutory car parking requirements generally in accordance with the Development Plan
Existing use:	Vacant Land (Former Amcor Paper Mill)
Applicant:	Alphington Developments Pty Ltd
Zoning / Overlays:	Mixed Use Zone Development Plan Overlay – Schedule 11 Environmental Audit Overlay Heritage Overlay (HO70) Development Contributions Plan Overlay – Schedule 1
Date of Application:	25 November 2019
Application Number:	PLN19/0841

Planning History

1. The subject site is located within the Alphington Paper Mill (**APM**) site. The APM site has an extensive history relevant to the consideration of this application as detailed below.

2. On 18 July 2013, Schedule 11 to the Development Plan Overlay Schedule was applied to the site via Amendment C200 to the Yarra Planning Scheme. This was approved by the Minister of Planning (**the Minister**) at that time.

3. In considering Amendment C200, Council at its meeting on 11 June 2013, had resolved to seek *mandatory maximum building heights* for all Precincts within the Development Plan Overlay. However, the Minister did not support mandatory maximum building heights along the northern or western edge of the site and modified these to be discretionary (*preferred* heights) provisions. These are reflected in the *Building Heights Plan* as appear at Figure 2 of Schedule 11 to the Development Plan Overlay (see below)

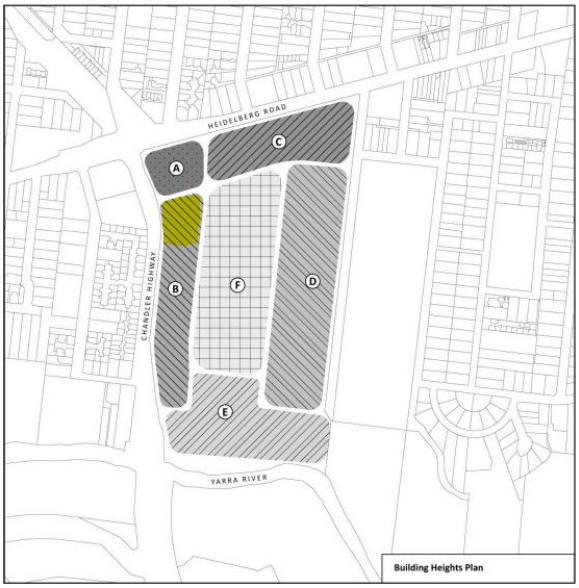


Table 1 AMCOR Building Heights

Precinct	Maximum building height	Preferred building heights	Street wall
A		14 storeys	3 storeys
B		5 storeys	3 storeys
C		6 -8 storeys	6 storeys
D	4 storeys		3 storeys, setback from Parkview Road
E	3 storeys		2 storey river interface, setback from crest line of the Yarra River
F	4 storeys		2-3 storeys

Figure 1 - Building Heights Plan & Table from DPO11

4. The *Alphington Paper Mill Development Plan* (Parts 1 & 2) was endorsed on 27 May 2016 in accordance with 3.0 of Schedule 11 to the Development Plan Overlay following the Council resolution of December 2015 which provided the parameters for the Development Plan. The building heights within the *Alphington Paper Mill Development Plan* were based upon the building heights described in Schedule 11 to the DPO (included above). This is the first Development Plan that has been prepared and endorsed for the site since the Development Plan Overlay Schedule 11 was introduced into the Yarra Planning Scheme on 18 July 2013.

5. Since the *Alphington Paper Mill Development Plan 2016* was endorsed, the following planning permits have been issued in accordance with the Development Plan (Refer to Figure 9 for map of precincts):

   (a) **Precinct 4A** - Planning Permit PLN16/0524 issued 2 December 2016 for construction of 109, four-storey townhouses and reduction in the car parking requirements. This precinct is to the east of the Amcor site between Latrobe Avenue and Parkview Road. Plans have been endorsed, however works are yet to commence. The permit has been extended and remains valid;

   (b) **Precinct 4B(south) and 4C** - Planning Permit PLN16/0628 issued 28 May 2017 for construction of 70 double storey dwellings and reduction in the car parking requirements. This precinct has been completed and occupied;

   (c) **Precinct 4B(north)** - Planning Permit PLN17/0041 issued 23 August 2017 for demolition of an existing dwelling and construction of 74 two and three storey townhouses, plus terraces and a reduction in the car parking requirements. This precinct has been completed and occupied;

   (d) **Precinct 1B** - Planning Permit PLN17/0272 issued 18 February 2019 for construction of an eight storey apartment building plus roof deck comprising 118 dwellings, on the

corner of Heidelberg Road and Parkview Avenue. This precinct has been completed and occupied;

(e) **Precinct 2A(east) and 2B** - Planning Permit PLN17/0703 issued on 5 June 2018 and further amended on 6 May 2019 for construction of a multi-storey building comprising dwellings, a supermarket, shops, food and drink premises, office, gym, childcare centre, education facility (primary school) and community centre. A further amendment was lodged on 28 July 2020 to delete the education centre and other various changes. This is currently being assessed by Council;

(f) **Precinct 1A** - Planning Permit PLN17/0743 issued 30 July 2018 for construction of a six-storey aged care facility for 144 lodging rooms. This is located on the south-east corner of Latrobe Avenue (Mills Boulevard) and Heidelberg Road. Plans have not been submitted for endorsement and the permit has been extended so it remains valid;

(g) **Precinct 5 (North)** - Planning Permit PLN17/0908 issued 20 February 2019 for construction of a five storey apartment building and 3 to 4 storey townhouses with a total of 104 dwellings. Construction has commenced and is nearing completion;

(h) **Precinct 2A** - Planning Permit PLN17/0978 issued 8 November 2018 at the direction of the Victorian Civil and Administrative Tribunal (VCAT) for a 17 storey apartment building. This site is immediately to the north of the subject site. Plans were endorsed on 5 June 2020 and at the time of writing this report, works had not yet commenced on site. Further discussion provided on this approval within the surrounds description;

(i) **Precinct 3B (Artisan East)** - Planning Permit PLN18/0173 issued on 11 October 2019 for construction of a four storey mixed use development containing 9 food and drink premises and 96 apartments. This site is immediately to the east of the subject site. Plans have been endorsed and construction has commenced;

(j) **Precinct 5 (South) and 7B (North)** – Planning Permit issued 11 October 2019 for construction of 46 townhouses and a reduction in the car parking requirements. The permit has been issued and plans have been endorsed. Construction has commenced; and

(k) **Precinct 7A (Boiler House) –** Planning Permit PLN20/0342 issued on 30 October 2020 for demolition of the 1954 Boiler House. Plans have been endorsed, however works have not yet commenced.

6. Council also has before it several other applications yet to be determined within the broader site these are:

(a) Precinct 6 (Outer Circle) – Planning Application PLN19/0606 seeks approval for construction of a residential apartment building ranging in height from 5 to 8 storeys comprising 206 apartments and a reduction in the statutory car parking requirements. This application has been assessed concurrently with the current application and is also subject to a S79 appeal;

(b) Precinct 5 (Wetlap) – Planning Application PLN19/0931 seeks approval for part demolition of the Wetlap building and construction of townhouses and apartments ranging in height from 4 to 6 storeys, with a total of 79 dwellings and a reduction in the car parking requirements. An appeal under S79 of the Act has also been lodged for this application; and

(c) Precinct 7A (Boiler House) – Planning Application PLN19/0286 seeks approval for an apartment development comprising 104 dwellings and communal facilities. The proposal is to be 3 to 7 storeys in height. This includes part demolition to 1920s boiler house. This application is currently being assessed by Council officers.

Background

7. The application was amended on 28 July 2020 pursuant to Section 50 of the *Planning and Environment Act* 1987 (the Act). This sought to make the following key changes to the proposal as shown on the DKO plans (revision D) dated 28 July 2020:

(a) Increase in the setback of Building A from the northern boundary from 4.5m to 10m at all levels, relocation of the northern lift core / stair associated with Building A further south and provision of canopies to the north and west elevations of Buildings A and B to mitigate wind issues as recommended by MEL Consultants;

(b) Partial increase in the height of Building B from 9 to 10 storeys with the provision of 5 apartments at Level 10 and consequential reduction in the size and redesign of the rooftop terrace;

(c) The total number of apartments unchanged at 273 apartments, with a reduction in the number of apartments in Building A from 94 to 89 and an increase in the number of apartments in Building B from 80 to 85;

(d) A total of 315 car parking spaces (reduction of 10 car parking spaces) within the Ground Floor Level and Basements 1 and 2 comprising 282 resident parking spaces and 33 visitor parking spaces;

(e) A total of 333 bicycle parking spaces (increase of 32 bicycle parking spaces) comprising 273 secure resident spaces within the ground floor car parking level and 60 visitor spaces spread around the ground level and Level 1 plaza areas;

(f) A change to the apartment mix resulting in 79 one-bedroom (increased from 78), 186 two-bedroom (increased from 176) and 8 three-bedroom (decrease from 19) apartments;

(g) Reduction in the size of Basement Level 2; and

(h) Modifications to elevations for Buildings A and B resulting from the plan changes.

8. In addition to the Amended Plans, the applicant has also provided the following:

(a) An Environmental Wind Tunnel Assessment prepared by MEL Consultants dated 23 July 2020

(b) An amended Waste Management Plan prepared by Irwin Consultants dated 27 July 2020

(c) An amended Sustainability Management Plan prepared by Cundall dated 24 August 2020 (Received 25 August 2020)

(d) Amended Landscape Plan prepared by MDG dated 30 July 2020 (Received 5 August 2020)

Planning Scheme Amendments

9. On 1 February 2021, the Minister for Planning formally gazetted Planning Scheme Amendment C238, which introduced a *Development Contributions Plan Overlay* over the entire municipality. This overlay requires developers to pay a contribution towards essential city infrastructure like roads and footpaths, as well as community facilities. The requirements of this provision have immediate effect. A condition and a note have been included in the recommendation to require the development contributions to be met prior to commencement of the development.

The Proposal

10. The proposal is for the development of the land for the construction of a multi-storey apartment building and a reduction in the statutory car parking requirements. The decision plans for this application are those dated 28 July 2020 (also referenced as Rev D -24 July 2020) prepared by DKO Architecture. A summary of the application plans is provided below:

General

11. The proposed development comprises four buildings with a central landscape area:

(a) Building A (north-west) – 12 storeys (39.42m);

(b) Building B (south-west) – 10 storeys (34.64m);

(c) Building C (south-east) – 6 storeys (19.81m); and

(d) Building D (north-east) – 9 storeys (30.5m).

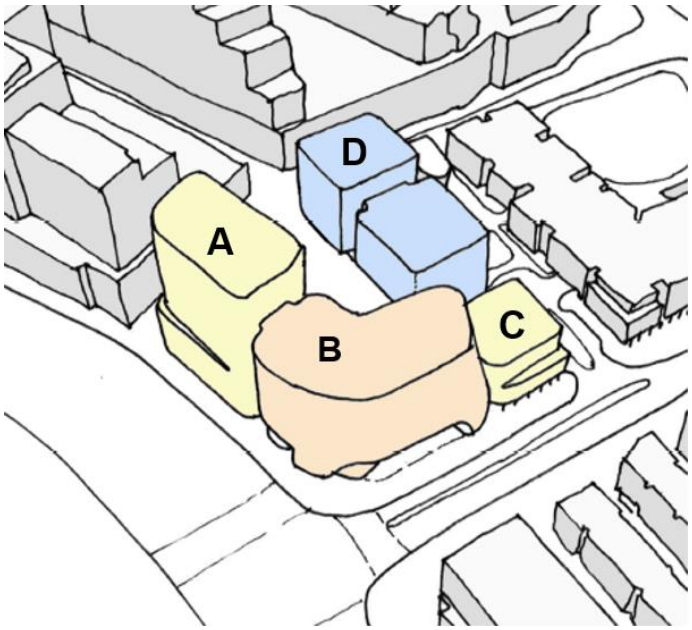


Figure 2 – Building massing

12. A total of 273 apartments are proposed, which includes:

    (a) 79 one-bedroom (29%)

    (b) 186 two-bedroom (68%)

    (c) 8 three-bedroom (3%)

13. A total of 315 car spaces are proposed (282 for residents and 33 for visitors), 42 of which are located within the Artisan East development (PLN18/0173).

14. 333 bicycle spaces (273 for residents and 60 for visitors).

Basement

15. Two levels of basement are proposed comprising car parking, residential storage cages and various site services.

16. The upper level basement extends the full footprint of the site, the lower level basement comprises a small portion in the south-east corner. The car park is proposed to be connected to the car park associated with the Artisan East precinct to the east. The plans also show 42 car spaces within the adjoining site, which are to be allocated to the proposed development.

17. The lower level basement (Basement 2) is only accessible via the car park of Artisan East. The upper level basement is accessible either via the car parking of Artisan East or a ramp up to the ground level. Lift and staircase access is provided in the development to each building.

Ground floor

18. The ground level extends to all boundaries, with the exception for small setbacks along the southern and eastern boundaries. The ground level is partially underground, becoming visible along the eastern and southern sides of the site reflecting the natural slope of the land.

19. The sub-terrain section of the ground floor contains car parking and a bicycle storage area. Vehicle access is provided via the eastern boundary, exiting onto common property to the east approved as part of the Artisan East development (PLN18/0173). This connects to Mills Boulevard to the south.

20. The above ground section along the eastern boundary contains the main lobby entrances to Building D and C, as well as three apartments (of 1 and 2 bedroom). Along the southern boundary are the ground levels of three double storey apartments, which at this point are 0.9m below the street level. There are 6 visitor bicycle hoops (accommodating 12 bikes) located next to the lobby entry to Building C.

21. An entrance to the bicycle storage area is provided along the southern boundary, with a window also provided to the bicycle storage area.

22. In the north-eastern corner of the site are stairs leading up to Level 1

Level 1

23. Level 1 matches the footpath level at the northern edge, thereby presenting as the ground level from this side of the site.

24. At Level 1, Building D presents as a detached built form within the north-eastern portion of the site. Buildings A, B and C wrap along the north, west and south portions of the site in a U-formation.

25. Buildings A and D are set back from the northern boundary between 3.9m and 10m, with this area accommodating terraces for the north facing ground floor apartments, garden beds, pathways and visitor bicycle parking. A setback of approximately 3m is provided along the western boundary, with this area accommodating terraces for the west-facing ground floor apartments and a garden bed along the Chandler Highway edge. Buildings C and D extend along the southern and eastern boundary, excluding cut-out sections set back up to 1.2m from the title boundaries.

26. Separation between Building D from the other buildings of approximately 8.5m also accommodates internal pathways through the site. The most significant being the north-south link which extends from the northern boundary of the site to Mills Boulevard through a double height opening within Building B.

27. A communal courtyard with a decked area and seating is also provided in the centre of the site. There are 24 bicycle hoops (accommodating 48 bicycles) spread across the external areas of Level 1

28. The main lobby entrance to Building B is in the south-west corner within the double height entry from Mills Boulevard. The lobby entrance to Building A is via the central courtyard area.

29. This level contains a mix of predominately one and two bedroom apartments and one three bedroom apartments. A non-descript communal amenities enclosed space is proposed at the northern end of Building D.

30. A 3m wide building canopy extends along the northern and western sides of Buildings A and B above Level 1.



Figure 3 – Level 1 Plan

Level 2 – 5

31. Levels 2 to 5 largely mirror the building footprint of Level 1 below. Variations including the extension of Building B above southern entrance via Mills Boulevard. This includes a partial void within Level 2, however from Level 3 to 5, building form extends above this area, built to the boundary.

32. These levels contain a mix of one and two bedroom apartments of various sizes and layouts.

Level 6

33. At Level 6, Building A is set back from the north-east, creating an accessible podium at the eastern end. This building also tapers away from the north-western corner, with the roof area allocated as balcony space to the abutting apartment.

34. Building B tapers from the south-eastern corner and provides a setback of approximately 1m from the eastern boundary, with the roof area allocated as balcony space to the abutting apartments

35. Building C presents only roof space and a lift overrun at this level.

36. The footprint of Building D is unchanged from the levels below.

37. Buildings A, B and D contain a mixture of one and two bedrooms dwellings at this level.

Level 7

38. The building footprint of Building A is largely unchanged from Level 6 below, save for the roof top balcony areas.

39. Building B tapers slightly further from the south-eastern corner and provide a slightly greater setback from Level 6 below, creating a stepping effect.

40. Building D provides a setback from the southern edge of 8m, with the roof area allocated as private terraces to the abutting apartments.

41. Buildings A, B and D contain a mixture of one and two bedrooms dwellings at this level.

Level 8

42. The building footprint of Building A is unchanged from Level 7 below.
43. Building B continues the tapering and stepping from the south-eastern corner and eastern boundary from the levels below.
44. Building D provides a further 13.2m setback from the southern boundary, with the roof space allocated as private terraces to the abutting apartments.
45. Buildings A, B and D contain a mixture of one, two and a three bedroom apartment at this level.

Level 9

46. The building footprint of Building A is unchanged from Levels 7 and 8 below.
47. Building B continues the tapering and stepping from the south-eastern corner and eastern boundary from the levels below.
48. Building D presents roof space, supporting a solar PV array of 75 panels, lift overrun and in descript roof top services.
49. Buildings A and B contain a mixture of one and two bedroom apartments at this level.

Level 10

50. The building footprint of Building A is unchanged from Levels 7 to 9 below.
51. The building footprint of Building B is reduced by approximately half, with the area to the east of the lift core accommodating a communal roof terrace
52. Buildings A and B contain a mixture of one, two and three bedroom apartments at this level.

Levels 11 and 12

53. The building footprint of Building A continues at Levels 11 and 12, unchanged from Levels 7 to 10 below, containing 5 two bedroom apartments within each level.
54. Building B presents roof space at Level 11 containing 6 solar panels and a services area central to the roof space.

Roof top to Building A

55. The roof top contains a centrally located services area and 53 solar panels, with these services set back 3m from the building parapet.

Landscaping

56. The landscape plans prepared by MDG show generous planting within garden beds on Level 1, this includes along the northern and western boundaries and centrally within the site. This is shown to accommodate tree planting.
57. The communal terrace on Level 10 proposes garden beds supporting a variety of plants, including tree planting.
58. Planters are shown along the perimeter of the Level 6 podium to Building A, the south-facing terraces on Levels 7 and 8 of Building D and the roof space also of Building D.
59. A green wall is proposed to the northern side of Building D

Materials and Finishes

60. Each building has a distinct design and presentation (see images below), however the material palette is relatively consistent comprising a mixture of concrete a brick finishes in muted tones.

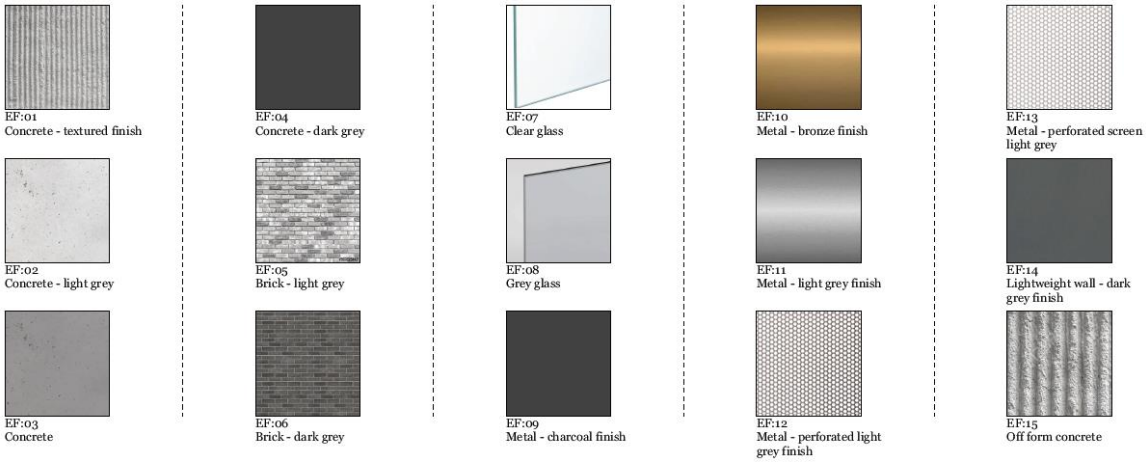


Figure 4 – Material Palette



Figure 5 –North-west corner view from Chandler Hwy (Building A and B)



Figure 6 – South-east corner view from Mills Boulevard (Building C, B and D)



Figure 7 – Northern View of Building D

ESD Features

61. The following Environmental Sustainable Design features are to be included within the proposed development:

    (a) 40kWp solar PV array to contribute to onsite electricity consumption;

    (b) 70kL rainwater storage tank for toilet flushing (for up to 240 bedrooms);

    (c) Energy efficient heating/cooling, hot water and lighting;

    (d) Water efficient fixtures and taps;

    (e) A secure bicycle parking space for every dwelling, plus visitor bicycle parking; and

    (f) 6 electric vehicle (EV) charging points within the car parking area.

Existing Conditions

Subject Site

62. The subject site is a mostly rectangular shape with a frontage to Chandler Highway of approximately 65m and an overall site area of 4,959sqm.

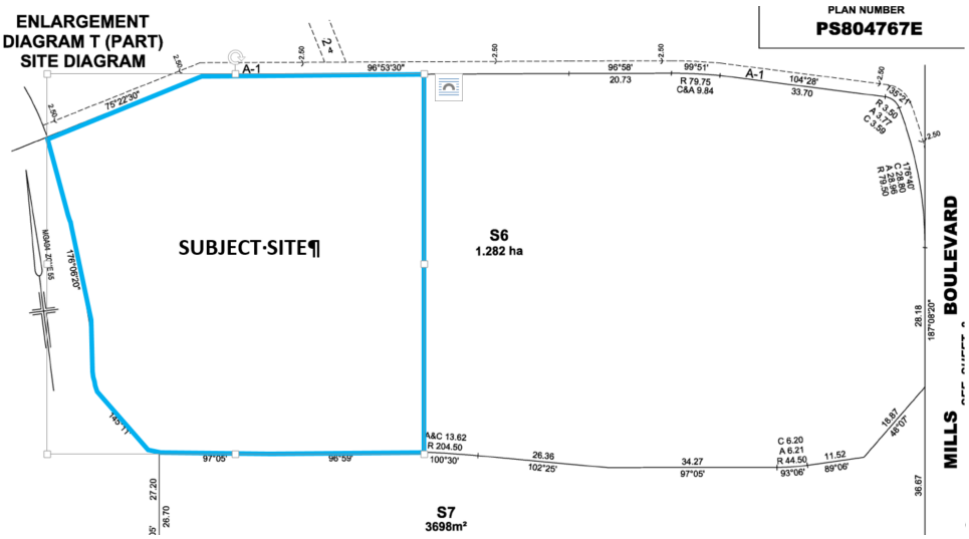


Figure 8: Subject site overlayed on Title Plan PS804767E

63. The site comprises the western portion of the Super Lot S6 in Plan of Subdivision 804767E as illustrated in the image above. The balance of the lot contains Artisan East, which as outlined in the history section, holds a planning permit (PLN18/0173) for construction of a four storey mixed use development.

64. A Section 173 Agreement (Instrument no. AN278889H) is registered on Title. This agreement is relevant to the entire site and contains Owner obligations that it will provide the first 30m of land from the Yarra River to maintain public access, protect riparian vegetation and maintain landscape values along the Yarra River. The proposal will not contravene this agreement.

Surrounding Land

65. The former Alphington Paper Mill site is a large former industrial site of approximately 16.5ha in area. It is bounded by Heidelberg Road to the north, Parkview Road to the east, Chandler Highway to the west and the Yarra River to the south. The current application relates specifically to the western portion of Precinct 3A as highlighted on the map below:

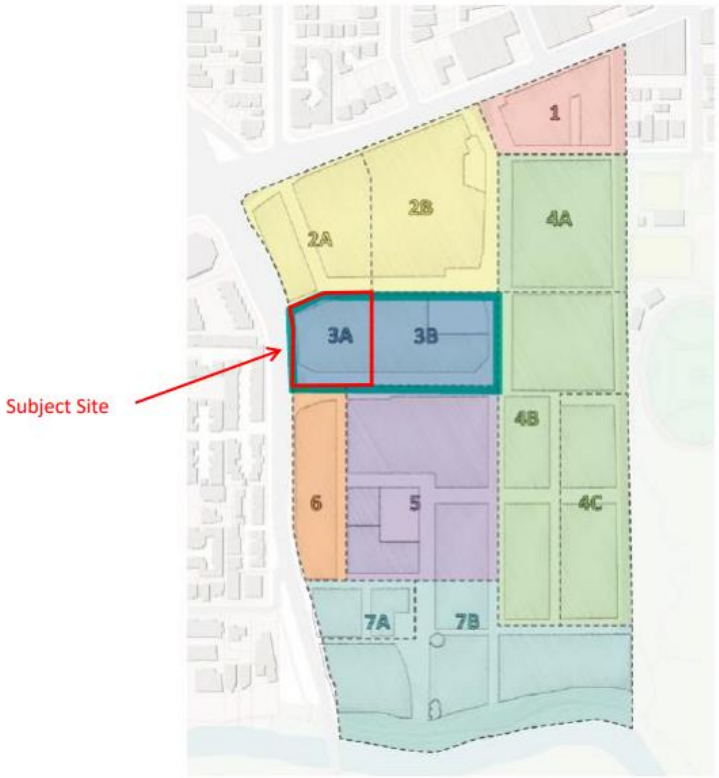


Figure 9: Site Context Plan (Extract from Contour Planning Report)



Figure 10 – Aerial of the APM site – subject site highlighted yellow (source: Nearmap 22 Jan 2021)

66. Land immediately surrounding the subject site is described as follows:

North

67. North of the site is Precinct 2A, which contains two approved developments. To the north-west on the corner of Heidelberg Road and Chandler Highway is 626 Heidelberg Road. As outlined in the background section, a planning permit (PLN17/0978) was granted at the direction of VCAT for a 17-storey apartment building, which steps down to 14 storeys toward the south (where adjacent to the subject site). The building is set back 2.5m from the subject site. An image of the approved development is provided below. Construction has recently commenced.



Figure 11 – Western elevation (Chandler Hwy) of PLN17/0978 at No. 626 Heidelberg Road

68. To the east of this, separated by a 12m wide pedestrian walkway (Outer Circle Mews) is a proposed mixed use development as approved under Planning Permit PLN17/0703. As outlined in the background section, the proposed development includes supermarkets, various retail tenancies, office space, community facilities and other amenities. Apartments are also proposed within the western portion of the site, accommodated within three towers of 8 and 14 storeys. An amendment to the application is currently being processed by Council for various changes, however these do not significantly change the form and massing of the development. An image of the application is provided below.



Figure 12 – Eastern perspective of the current amendment for PLN17/0703

East

69. To the east of the site is the Artisan East Precinct, which is proposed to be developed under Planning Permit PLN18/0173. This approval permits a series of 4-storey buildings accommodating food and drink tenancies at ground floor and apartments above. A public park (Artisan Park) is proposed within the north-western section of the site. The western portion of the site is to be common property, comprising the 'Hub' building at the northern end, a lawn area within the middle portion of the site and a car court within the southern half of the site, which is proposed to provide vehicle access into both Artisan East and the subject site. The car court connects with Mills Boulevard to the south. An image of this area between the two developments is provided within Figure 6 above.



Figure 13 – Artisan East Northern elevation render

South

70. Immediately to the south is Mills Boulevard. This is a new public road currently under construction. This is to be the main road running through the APM site in an inverse 'L-shape' formation. It will connect Chandler Highway to Heidelberg Road, with the north-

eastern span encompassing the existing Latrobe Avenue, situated to the east of Artisan East and the Village Precinct.

71. On the southern side of Mills Boulevard are two Precincts; the Outer Circle Precinct and the Workshop North Precinct. An application for the future development of the Outer Circle Precinct is being concurrently considered under Planning Permit PLN19/0606. It proposes the construction of a 5 to 8 storey apartment building, with the tallest portion adjacent to Mills Boulevard, stepping down in height to the south. An image of the proposal is provided below.



Figure 14 – Northern perspective of the proposal for the Outer Circle Precinct (PLN19/0606)

72. Workshop North Precinct is current under construction under PLN17/0908. As outlined in the background section above, it contains a mix of townhouses and apartments from 3 to 5 storeys, with the 5 storey component located within the north-western section of the site, opposite the subject site.



Figure 15 – Render of the Northern elevation of Workshop North (PLN17/0908) facing the subject site

West

73. Chandler Highway forms the site's western boundary, a 6-lane road that has been recently upgraded. This carries a high volume of traffic between the northern suburbs and the Eastern Freeway entrance in Kew.

74. Further to the west on the opposite side of Chandler Highway is a residential hinterland of Alphington West and Fairfield, comprising largely one and two storey dwellings.

75. Other notable sites immediately surrounding the APM site include No. 700-718 Heidelberg Road and 582 Heidelberg Road, both sites are adjacent to the APM and have been subject to recent VCAT decisions.

700-718 Heidelberg Road

76. This site is located on the south-east corner of Heidelberg Road and Parkview Road, directly opposite the APM site. This site is within a Commercial 1 Zone and part Neighbourhood

Residential zone. It is currently developed with single level commercial building containing retail tenancies.

77. In 2017, an application (PLN17/0040) was lodged for an 8 storey residential development with ground floor retail. Council resolved to grant a planning permit subject to the deletion of 3 storeys. The condition to reduce the height of the building to 5 storeys was appealed to VCAT (Aleks Nominees Pty Ltd v Yarra CC [2018] VCAT 1315). The Tribunal determined to affirm the condition to delete 3 storeys, reducing it to 5 storey, however noted the following at Paragraph 120 of their decision:

    (a) *We have indicated in our reasons that certain aspects of the design influence our decision, including the limited architectural articulation of the southern façade and the restricted nature of the landscape planting to the southern interface. A design that is more responsive to these issues could quite likely support an overall height of six or possibly seven levels in our view. We would regard this as appropriate for an activity centre that is well served by public transport and is richly endowed with community facilities and public open space.*



Figure 16 – Application PLN17/0040 for 700-718 Heidelberg Road, viewed from the corner of Parkview and Heidelberg Roads

78. In 2020, the applicant applied for a new application (PLN19/0911), which also sought to construct an 8 storey mixed use building, but also with two and three storey townhouses along Park Avenue to the east. On 29 January 2021, VCAT ordered that a permit be issued subject to the deletion of the north-eastern apartments from Levels 6 and 7. In making its decision, the Tribunal made the following salient points with respect to the built form:

    (a) In my view, the existing physical context is not reflective of the opportunities the site and activity centre more broadly present when assessed against the strategic and physical attributes of the site and activity centre. It is a relatively large site, situated on a main road and proximate to public transport and emerging services and facilities. Public open space is close and abundant (para 63);

    (b) The applicant submitted that the casual observer within the activity centre and surrounds will not discern any difference in planning controls between the subject site (and activity centre more broadly) and the APM site. Therefore, there is little utility in creating a discernible difference in the built form between them. (para 67);

    (c) But the APM site has its own physical and strategic context and sits in a far more robust location than the subject site, being on the corner of a very busy intersection in the inner northern suburbs of Melbourne. The intersection includes a road that forms one of the few crossings of the Yarra River in this locality. It therefore has a greater impact from traffic, has a busy intersection, with wide road pavements, traffic signals and the like.(para 68);

(d) *I am not satisfied that the building provides an acceptable level of transition in scale to the east. I find that the location of the site directly opposite the APM site can support a greater scale on the western side of the site. However, the remainder of the activity centre has a different context and does not benefit from the same proximity to the APM site and I am not satisfied that the proposal has responded in an acceptable manner to these circumstances. (para 90); and*

(e) *Overall, I find that the proposal represents an acceptable built form outcome and one which has significant setbacks at the upper level, has a high quality architectural design outcome and makes a high quality urban design contribution within a streetscape and existing activity centre that is largely lacking in this regard presently, in my view. The PPF also seeks that activity centres be utilised for accommodating increased housing densities, where sites are close to services and facilities and I find the subject site is well located with respect to these aspirations. (para 124).*



Figure 17 – Application PLN19/0911 for 700-718 Heidelberg Road, viewed from the corner of Parkview and Heidelberg Roads

582 Heidelberg Road, Alphington

79. This site is located on the south-west corner of Heidelberg Road and Chandler Highway, directly opposite the APM site. This site is within a Commercial 1 Zone. It is currently developed with a two storey office building with undercroft parking.

80. In 2017, an application (PLN17/0585) was lodged for a 13 storey mixed use development. Council resolved to refuse the application. The application sought a review at VCAT (*The Churches of Christ Vic Tas v Yarra CC [2019] VCAT 842*), with VCAT resolving to affirm Council's refusal of the application. In doing so, they noted the following:

(a) *Land to the immediate east of the review site at the former Amcor Paper Mill site is a significantly sized parcel of land that presents an unusual and exceptional urban renewal opportunity. That opportunity is identified by the suite of planning controls that apply to that site, including the application of a Development Plan Overlay, and a very comprehensive Development Plan ('Alphington Paper Mill Development Plan'). Its redevelopment with a mix of uses, though with a significant component of residential development, will make a significant change to the character and urban fabric of this part of Alphington.* (para 17);

(b) *In some ways, this evidence is persuasive, in that we consider that the approval of a 17 storey landmark building on the former Amcor Paper Mill site provides a relevant built form context for the review site. We consider that it does in effect 'lift the bar' for what may be considered an appropriate height for the review site, over the 5 to 6 storeys that is generally encouraged on sites such as this under local policy. In making this*

finding, we are not seeking to borrow the planning controls that apply to the former Amcor Paper Mill site and apply them to the review site. We acknowledge that this is a specific fear of the residents in this neighbourhood, which was regularly repeated by various respondents during this proceeding. We therefore want to make it clear that we are assessing the proposed built form on the review site, having regard only to the planning controls that apply to that site, and the guidance provided by policy at both a State and local level. However, at the same time we cannot ignore the built form context provided by the cluster of buildings that have been approved at the south-eastern corner of the former Amcor Paper Mill site, immediately across Chandler Highway. (para 21); and

(c) *So while we are persuaded by the expert evidence that the review site provides an opportunity for the construction of a building that forms part of a cluster of taller buildings to present to Chandler Highway and Heidelberg Roads, we are not persuaded that it is paramount that a building of the scale proposed is necessary to provide a companion scale to the approved landmark building. Further, while we are persuaded from the various montages provided that a 13 storey building can sit comfortably within the context provided by the main roads environment, adjacent to the approved 17 storey form, we are not persuaded that this particular height achieves a suitable built form response to another important element of the surrounding context, the residential interface, which we come to next*. (para 26)



Figure 18 – Application PLN17/0585 for 582 Heidelberg Road, viewed from the corner of Chandler Highway and Heidelberg Roads

Planning Scheme Provisions

Zoning

81. The subject site is included within the Mixed Use Zone.
82. Pursuant to clause 32.04-2 (Table of uses), the following applies:
    (f) A 'dwelling' is a Section 1 – no permit required use;
83. Pursuant to clause 32.04-6, a permit is required to construct two or more dwellings on a lot. An apartment development of five or more storeys, excluding a basement, must meet the requirements of clause 58.

Overlays

Development Plan Overlay, Schedule 11 – Amcor Site, Heidelberg Road, Alphington

84. Pursuant to Clause 43.04-2, a planning permit must be generally in accordance with the development plan and include any conditions or requirements specified in the Schedule 11.

85. As outlined in the history section earlier, the APM Development Plan (**DP**) was endorsed on 27 May 2016. Further discussion regarding 'generally in accordance' will be provided within the report.

86. Pursuant to 1.0 of Schedule 11, before granting a permit, the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner and will contribute to the vision of the Amcor Site.

Heritage Overlay

87. Heritage Overlay HO70 is site specific to *626 Heidelberg Road - Australian Paper Mill*. The Overlay covers all land west of Latrobe Avenue within the former Paper Mill Site.

88. Pursuant to clause 43.01-1, a permit is required to demolish a building, to construct a building and to construct or carry out works. The Schedule to the Heritage Overlay indicates external paint controls apply to HO70.

89. As identified earlier, the subject site is devoid of all buildings and structures. The heritage implications for the proposed development are considered within the assessment against the APM DP.

Environmental Audit Overlay

90. Pursuant to 45.03-1, before a sensitive use (residential use, childcare, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works associated with a sensitive use commences, either:

    (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970; or*

    (b) An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of hat Act that the environmental conditions of the land are suitable for the sensitive use.

91. As the proposed development includes sensitive uses, the requirements of this overlay apply. A note will be added to any permit that issues requiring the permit applicant of their obligations under this overlay.

Development Contributions Plan Overlay

92. Pursuant to Clause 45.06-1 a permit granted must;

    (a) Be consistent with the provisions of the relevant development contributions plan.

    (b) Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay

93. As the proposed development is not exempt from a development contribution, a condition and a note have been included in the recommendation to require the development contributions to be met prior to commencement of the development.

94. A planning permit is not required for works under the overlay.

Particular Provisions

Clause 52.06 – Car Parking

95. Pursuant to Clause 52.06-2, before a new use commences, the required car parking spaces must be provided on the land. The following table identifies the car parking requirement under Clause 52.06-5 for the various proposed uses:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
1 & 2 bedroom apartments	265	1 space per dwelling	281	282
3 bedroom apartments	8	2 space per dwelling		
Residential visitors	273 dwellings	1 space per 5 dwellings	54	33
		Total:	335	315

96. Pursuant to Clause 52.06-3, a permit is required to reduce the number of visitor car spaces required under Clause 52.06-5 by 20 spaces.

Clause 52.34 – Bicycle Facilities

97. Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage are provided on the land. The following table identifies the car parking requirement under Clause 52.34-3, the provision on site, and the subsequent reduction below the statutory requirement:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	273 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	56 resident spaces	273
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	28 visitor spaces	60

98. The proposal exceeds clause 52.34 by 249 bicycle spaces.

Clause 53.18 – Stormwater Management in Urban Development

99. This clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:

    (a) Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and

    (b) Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Clause 58 – Apartment Developments

100. This clause applies to an apartment development of five or more storeys, excluding a basement. A development should meet all the standards and must meet all the objectives.

101. The purpose of this clause is:

    (a) *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

(b) *To encourage apartment development that provides reasonable standards of amenity for existing and new residents; and*

(c) *To encourage apartment development that is responsive to the site and the surrounding area.*

General Provisions

102. 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

Planning Policy Framework (PPF)

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

Clause 11.01-1R – Settlement – Metropolitan Melbourne

104. The relevant strategy of this clause is to:

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

Clause 11.03-2S – Growth Areas

105. The objective of this clause is:

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

Clause 13.04-1S – Contaminated and potentially contaminated land

106. The objective of this clause is:

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

Clause 13.05-1S – Noise abatement

107. The objective of this clause is:

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

108. The relevant strategy:

(a) *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 15.01 – Built Environment and Heritage

Clause 15.01-1S – Urban design

109. The objective is:

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

Clause 15.01-1R – Urban design - Metropolitan Melbourne

110. The objective is:

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

Clause 15.01-2S – Building design

111. The objective is:

    (a) To *achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

112. Relevant strategies include:

    (a) *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.*

    (b) *Ensure development responds and contributes to the strategic and cultural context of its location.*

    (c) *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*

    (d) *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*

    (e) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*

    (f) *Ensure development is designed to protect and enhance valued landmarks, views and vistas; and*

    (g) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*

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

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

    (b) Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).

    Clause 15.01-4S – Healthy neighbourhoods

114. The objective is:

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

    Clause 15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne

115. The strategy is:

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

    Clause 15.01-5S – Neighbourhood character

116. The objective is;

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

    Clause 15.02 – Sustainable Development
    Clause 15.02-1S – Energy Efficiency

117. The objective is:

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

118. Relevant strategies include;

    (a) Improve the energy, water and waste performance of buildings and subdivisions 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; and

    (d) Support low energy forms of transport such as walking and cycling.

Clause 15.03 – Heritage
Clause 15.03-1S – Heritage conservation

119. The objective is;

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

120. Relevant strategies include;

    (a) *Provide for the protection of natural heritage sites and man-made resources.*

    (b) *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*

    (c) *Encourage appropriate development that respects places with identified heritage values.*

    (d) *Retain those elements that contribute to the importance of the heritage place.*

    (e) *Encourage the conservation and restoration of contributory elements of a heritage place.*

    (f) *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*

    (g) *Support adaptive reuse of heritage buildings where their use has become redundant.*

Clause 16 – Housing
Clause 16.01 – Residential Development
Clause 16.01-1S – Integrated housing

121. The objective is;

    (a) *To promote a housing market that meets community needs.*

122. A relevant strategy is;

    (a) *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*

Clause 16.01-1R – Integrated housing-Metropolitan Melbourne

123. Strategies include;

    (a) *Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.*

    (b) *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.*

Clause 16.01-2S – Location of residential development

124. The objective is;

    (a) *To locate new housing in designated locations that offer good access to jobs, services and transport.*

125. Strategies include;

    (a) *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.*

    (b) *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*

    (c) *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*

    (d) *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-2R – Housing opportunity areas-Metropolitan Melbourne

126. Strategies include;

    (a) *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

    (b) *Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*

    (c) *Direct new housing to areas with appropriate infrastructure.*

Clause 16.01-3S – Housing Diversity

127. The objective is;

    (a) *To provide for a range of housing types to meet diverse needs.*

Clause 16.01-3R – Housing diversity-Metropolitan Melbourne

128. The strategy is*;*

    (a) *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*

Clause 17.01 – Employment
Clause 17.02-1S – Business

129. The relevant objective of this clause is:

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

Clause 18.01 Integrated Transport
Clause 18.02 – Movement Networks
Clause 18.02-1S – Sustainable personal transport

130. The objectives is:

    (a) *To promote the use of sustainable personal transport.*

Clause 18.02-1R – Sustainable personal transport- Metropolitan Melbourne

131. Strategies of this policy are:

    (a) *Improve local travel options for walking and cycling to support 20 minute neighbourhoods.; and*

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

Clause 18.02-2S – Public Transport

132. The objective is:

    (a) *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

133. A relevant strategy is to:

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

Clause 18.02-4S – Car Parking

134. The objective is:

    (a) *To ensure an adequate supply of car parking that is appropriately designed and located.*

Local Planning Policy Framework (LPPF)

Clause 21 – Municipal Strategic Statement (MSS)
Clause 21.04 – Land Use

135. The relevant objectives of this clause are:

    (a) *Objective 1 To accommodate forecast increases in population.*

        (i) Strategy 1.1 Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08; and

        (ii) Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks.

    (b) *Objective 2 To retain a diverse population and household structure:*

        (i) Support the provision of affordable housing for people of all abilities particularly in larger residential developments and on Strategic Redevelopment Sites; and

    (c) *Objective 3 To reduce potential amenity conflicts between residential and other uses.*

Clause 21.05-1 Heritage

136. The relevant objective:

(a) *Objective 14 To protect and enhance Yarra's heritage places..*

Clause 21.05-2 – Urban design

137. The relevant objectives and strategies of this clause is:

(a) *Objective 16 To reinforce the existing urban framework of Yarra;*

(b) *Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development;*

(i) *Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*

- *Significant upper level setbacks*
- *Architectural design excellence*
- *Best practice environmental sustainability objectives in design and construction*
- *High quality restoration and adaptive re-use of heritage buildings*
- *Positive contribution to the enhancement of the public domain*
- *Provision* of affordable housing.

(c) *Objective 18 To retain, enhance and extend Yarra's fine grain street pattern.*

(d) *Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.*

(e) *Objective 21 To enhance the built form character of Yarra's activity centres.*

(f) *Objective 22 To encourage the provision of universal access in new development.*

Clause 21.05-4 Public environment

138. The relevant objectives and strategies of this clause is:

(a) *Objective 28: To a provide a public environment that encourages community interaction and activity:*

(i) *Strategy 28.1 Encourage universal access to all new public spaces and buildings;*

(ii) *Strategy 28.2 Ensure that buildings have a human scale at street level;*

(iii) *Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment;*

(iv) *Strategy 28.5 Require new development to make a clear distinction between public and private spaces;*

(v) *Strategy 28.8 Encourage public art in new development; and*

(vi) *Strategy 28.9 Apply the Public Open Space Contribution policy at clause 22.12.*

Clause 21.06 - Transport

139. The relevant objectives of this clause is:

(a) *To provide safe and convenient pedestrian and bicycle environments.*

(b) *To facilitate public transport usage.*

(c) *To reduce the reliance on the private motor car; and*

(d) *To reduce the impact of traffic.*

Clause 21.07 – Environmental Sustainability

140. The relevant objectives of this Clause are:

(a) *To promote environmentally sustainable development; and*

(b) *To improve the water quality and flow characteristics of storm water run-off.*

Clause 21.08 – Neighbourhoods

Clause 21.08-6 – Fairfield and Alphington

141. Clause 21.08-6 identifies that '*the Heidelberg Road neighbourhood activity centre is on the boundary between the Cities of Yarra and Darebin. It is a small convenience centre, with limited furniture and home wares outlets and a small amount of office space.'*

142. *Implementation of the built form strategies at cause 21.05 includes:*

(a) *Encouraging the redevelopment of the following strategic re-development sites in a way that contributes positively to the urban fabric and public domain of Yarra, and where subject to the Heritage Overlay, protects the heritage of the site and of the are:*

(i) Site 1 626 Heidelberg Road (AMCOR); and

(ii) Site 2 224 – 252 Heidelberg Road.

143. At Figure 16: *Built Form Character Map,* it identifies the subject site within a Main Road precinct, which seeks to:

(a) Maintain the hard urban edge of development; and

(b) Reflect the fine grain of the subdivision pattern in building design where this exists along main roads.

Relevant Local Policies

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

144. This policy applies to all new development included in a heritage overlay. The relevant objectives of this clause are:

(a) To conserve Yarra's natural and cultural heritage.

(b) To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.

(c) To retain significant view lines to, and vistas of, heritage places.

(d) To preserve the scale and pattern of streetscapes in heritage places.

(e) To ensure that additions and new works to a heritage place respect the significance of the place.

145. The design guidelines contained within the Development Plan addresses matters on heritage, therefore this policy will not be specifically referenced within the report.

Clause 22.05 – Interface Uses Policy.

146. The objectives of this clause are:

(a) *To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.*

(b) *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*

Clause 22.12 – Public Open Space Contribution

147. This policy applies to all residential proposals, mixed use proposals incorporating residential uses and proposals incorporating residential subdivision. The public open space contribution is to be in the form of a land contribution of 4.5 per cent (7,500m^2) of the total Alphington Paper Mills site. The proposed Public Open Space areas are nominated on Figure 27 on p.43 of the Development Plan. None of these fall within the subject site.

Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)

148. The relevant objectives of this clause are:

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

(i) Suspended Solids - 80% retention of typical urban annual load;

(ii) Total Nitrogen - 45% retention of typical urban annual load;

(iii) Total Phosphorus - 45% retention of typical urban annual load; and

(iv) Litter - 70% reduction of typical urban annual load; and

(b) *To promote the use of water sensitive urban design, including stormwater re-use.*

Clause 22.17 – Environmentally Sustainable Development

149. This policy applies to residential development with more than one dwelling. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The Development Plan has specific environmental sustainability standards that will be referenced within the assessment section.

Other relevant documents

Alphington Paper Mill Development Plan (Parts 1 & 2).

150. Part 1 of the DP contains design guidelines for each precinct. An assessment of the design guidelines for the Village Precinct is undertaken within this report.

151. Part 2 of the DP contains various supporting technical documents. Those relevant to the current application include:

(a) ESD Strategy prepared by Cundall dated August 2015;

(b) Traffic Management Plan prepared by GTA Consultants dated 19 August 2015;

(c) Integrated Transport Plan prepared by GTA Consultants dated 19 August 2015;

(d) Preliminary Acoustic Assessment prepared by ARUP dated 21 August 2015; and

(e) Conservation Management Plan prepared by Lovell Chen dated May 2014 (Re-Issued August 2015).

Advertising

152. The application was not advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)*. Pursuant to Clause 43.04-2, an application under any provision of the Scheme which is generally in accordance with the development 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. Further discussion on 'generally in accordance' is provided later within the report.

Referrals

153. The application was referred to the following internal departments and external authorities and their recommendations are contained within the attachments to this report.

External Referrals

154. The following referral authorities have provided comments:

(a) Head, Transport for Victoria (formally Public Transport Victoria).

Internal Departments

155. The following internal referrals have been provided:

(a) Open Space Unit;

(b) Urban Design Unit (on public realm works)

(c) Environmental Sustainable Development Advisor;

(d) Engineering Services Unit;

(e) Strategic Transport Unit; and

(f) City Works on the Waste Management Plan.

External Consultants

156. The following external consultant referrals have been provided:

(a) Urban Design (Mark Sheppard - Kinetica);

(b) Acoustic Engineers (SLR Consulting); and

(c) Wind Consultants (Vipac).

OFFICER ASSESSMENT

157. The considerations for this application are as follows:

(a) Strategic justification;

(b) Generally in accordance

(c) Development Plan Design Guidelines:

(i) Built Form;

(ii) Connectivity & Interaction;

(iii) Building layout & Design;

(iv) Open space and landscape design;

(v) Environmentally sustainable Design;

(vi) Heritage Interpretation;

(vii) Apartment Specific Guidelines;

(d) Clause 58 (Apartment Developments); and

(e) Car parking, bicycle facilities and traffic generation;

Strategic Justification

158. The site forms part of the former Amcor Paper Mill, which is identified within Council's MSS as a strategic redevelopment site. Specifically, clause 21.08-6 encourages redevelopment of the site that '*contributes positively to the urban fabric and public domain of Yarra.'*

159. More intensive development of the site is further supported at a State level, specifically a strategy of Clause 16.01-1S (Integrated Housing) seeks to *'Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land'.* Clause 21.04-1 (Accommodation and housing) seeks to accommodate most of the new development on strategic redevelopment sites.

160. State and local policies on heritage and built form (Clause 15.01-1R, 15.03 and 21.05) are consistent in their objectives to protect and conserve heritage places and for the delivery of responsive and high quality built form environments. More specifically and relevantly, objective 17 of Clause 21.05 seeks '*to retain Yarra's identity as a low-rise urban form with pockets of higher development'.* The consistency with these policies will also be discussed in greater detail within the built form assessment.

161. Strategy 17.2 at Clause 21.05-2 (Urban Design) encourages development within strategic redevelopment sites to be no more than 5-6 storeys unless achieving specific benefits. The approved DP nominates a preferred 5 storey height for the Artisan West (3A) precinct, however, it also identifies a transitionary role between the Village Precinct to the north and the Outer Circle Precinct to the south. The proposed development at 6 to 12 storeys would exceed the preferred heights. This is further discussed within the DP design guidelines below.

162. The broad strategic policy support for significant redevelopment of the former Alphington Paper Mill Site was also confirmed by the Tribunal in the recent VCAT decision of CP Alphington Development Pty Ltd v Yarra CC [2018] VCAT 1725 for Precinct 2A to the north (PLN17/0978), with the following established at Paragraph 12:

    (a) In summary, the broad policy setting supports significant redevelopment of the Alphington Paper Mill. There is an emphasis in State and Local policy to accommodate housing growth and choice on strategic redevelopment sites such as the Alphington Paper Mill. The review site and overall precinct is a significant opportunity to implement urban consolidation objectives.

163. The DP also contains a vision for each precinct. The subject site is within the Artisan Precinct, which has a vision for *a mixed use precinct (predominately residential) with a higher built form arranged to provide a well-defined edge to Chandler Highway, acting as a transition from the Village Precinct to the Outer Circle Precinct.* The proposed development is consistent with this vision as will be discussed in greater detail within the following sections.

164. Yarra recognises the importance of environmentally sustainable development within the MSS (Clause 21.07) and through the Environmentally Sustainable Development Policy at Clause 22.17 and Stormwater Management (WSUD) Policy at Clause 22.16. The environmental sustainability of the proposed development will be covered in greater detail within this report.

165. Both State and local policy directives seek to promote the use of sustainable personal transport and increased development close to high-quality transport routes (Clauses 18.02-1R, 18.02-2S, 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.'*

166. 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 relevant to the proposed development will be covered later within this report.

167. The site is well-positioned to accommodate more intensive development of the site, with excellent accessibility to jobs, services and public transport. Having regard to the above discussion, the proposal demonstrates strong overall policy support at a State and local level of the Yarra Planning Scheme.

Generally in Accordance

168. As outlined within the permit triggers, pursuant to the Development Plan Overlay a permit granted must be *'generally in accordance'* with the approved development plan. Therefore, in assessing the current application it is necessary to consider whether the proposal is 'generally in accordance' with the Alphington Paper Mill Development Plan.

169. What constitutes 'generally in accordance' has been explored within the decision of Fabcot Pty Ltd v Whittlesea CC [2014] VCAT 600 at paragraph 34:

    (a) *'Generally in accordance' is a question to be judged on the facts and circumstances of each case;*

    (b) *The less precision there is in the primary document/s, the more flexibility is given by the phrase 'generally in accordance'.*

    (c) *'Generally in accordance' does not require the proposed development to be identical to that described in the development plan or incorporated plan; and*

    (d) *It is appropriate to read the development plan or incorporated plan as a whole when making this assessment, and to have regard to the objectives, responses and plans comprise the approved plan.*

170. The Alphington Paper Mill Development Plan contains varying degrees of detail guiding future development of the wider Amcor site, including a mixture of "mandatory" controls and "preferred" provisions (discretionary).

171. As illustrated in the image below, mandatory maximum heights (in aqua) apply to the central, eastern and southern sections of the APM site, interfacing with Alphington Park and the Yarra River. The discretionary, or preferred heights, (in purple) apply to sites along Heidelberg Road and the majority of Chandler Highway.

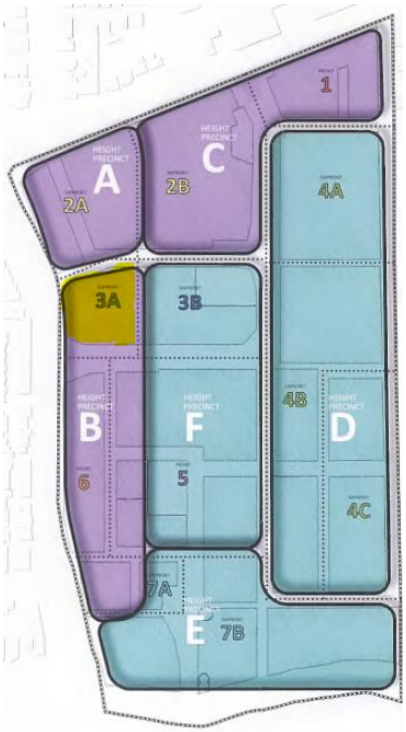


Figure 19 - Preferred and mandatory maximum heights Figure 98 of the DP (subject site highlighted)

172. Where heights are specified as “mandatory”, a permit cannot be granted to exceed these heights. A permit may be granted to exceed a “preferred” height”, however it is subject to Council’s consideration.

173. As will be explored within the following assessment of the DP, departures from the design guidelines are limited to a select number of discretionary items. These variations are sought by the applicant to better respond to the vision of the precinct as a transitional form between the Village precinct to the north and the Outer Circle Precinct to the south. Based upon the following assessment against the DP guidelines, the proposed development is considered to be ‘generally in accordance’ with the Alphington Paper Mill Development Plan and subject to a number of conditions, presents as an acceptable outcome.

DP Design Guidelines

174. The following section provides an assessment of the proposal against the Design Guidelines included within the Development Plan.

Building height

175. As outlined in the proposal section, the development comprises four buildings of 6, 9, 10 and 12 storeys, with the taller buildings facing Chandler Highway.

176. The DP contains a mix of *mandatory* and *preferred* or discretionary building heights. The nominated building height for Precinct 3A is discretionary at 5 storeys as seen in the image below.

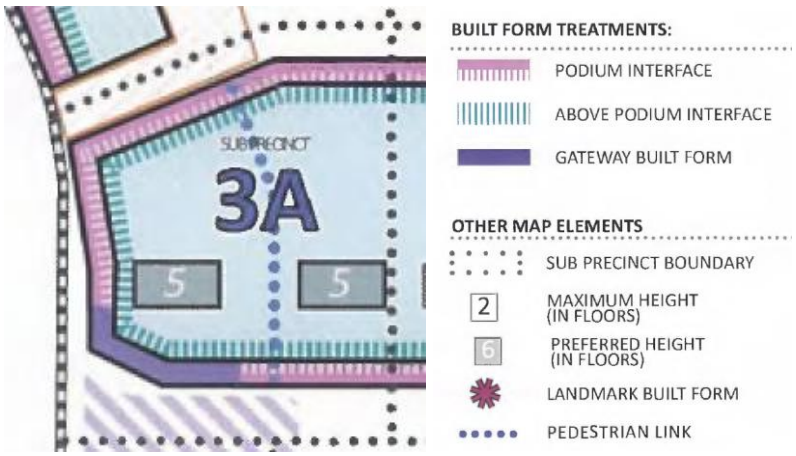


Figure 20 – Height controls for Artisan West (Source: Built forrm and Interfaces Map DP p122)

177. As this is a discretionary height, a building greater than 5 storeys is not contrary to the DP. The acceptability of taller built form in this precinct is determined by whether the proposal appropriately responds to other relevant design guidelines within the development plan.

178. The DP, in addition to nominating a preferred height of 5 storeys, also encourages a height transition between the buildings in the Village Precinct (Precinct 2A) to the Outer Circle Precinct within the Artisan West design guidelines. As outlined in the background section, the approved development (by VCAT) to the north within Precinct 2A has a maximum height of 17 storeys at the Heidelberg Road and Chandler Hwy intersection, stepping down to 14 storeys to the south, opposite the subject site. Noting that the Outer Circle Precinct has a preferred height of 5 storey, a building taller than 5 storeys from an urban design response would represent a transition between the two sites.

179. Additionally, as illustrated in Figure 21 below, the south-west corner is identified as a Site Gateway, with the DP specifically encouraging on p. 105 that '*Gateways should help visually distinguish between the development site and surrounding area at significant entrances to the site.'* Including but not limited to *'increasing building height above the preferred height for the precinct…'*

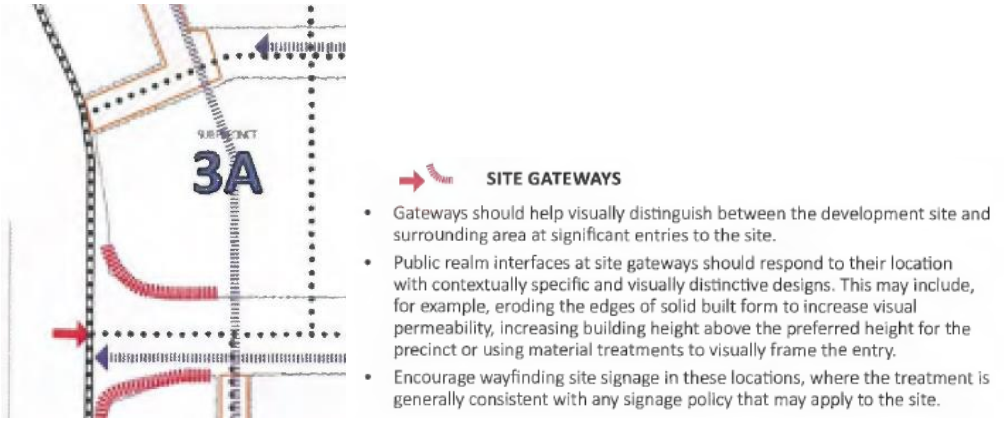


Figure 21 – Exerpt from 5.2 Public Realm and View Lines of the DP (p104-105)

180. In the VCAT decision for Precinct 2A, which is also identified as a Site Gateway, the Tribunal formed the view at paragraph 27 that additional height supported the 'wayfinding' expectations for a Site Gateway, noting:

    (a) We find that at 17 storeys, the building successfully provides a 'wayfinding' and orientation to the precinct. We further find that overall within the precinct, the proposed development will contribute to a campus of buildings.

181. Written advice prepared by Rob McGauran of MGS Architects (on behalf of the applicant) was included with the application regarding the massing and scale of the development as proposed. Mr McGauran was involved in developing the DP (design guidelines) and therefore has a background knowledge into the site controls. Mr McGauran's review was based upon the original application plans i.e. where Building B was 9 storeys rather than 10 (as per the s57A plans). Mr McGauran opined in paragraph 77 of his advice that:

    (a) *The proposed height and scale of the four parts of the campus of buildings in my view effectively stich the adjoining neighbourhoods together in a manner that continues to provide for high quality amenity and continued emphasis on the corner as the tallest point of the development.*

182. Mark Sheppard, who reviewed the original application on behalf of Council, had a slightly different opinion stating that:

    (a) *I consider that when contemplating the proposed overall heights along Chandler Highway, Building A and Building B would not contribute to an appropriately graduated built form transition from north to south based upon the approved heights to the north and the preferred maximum 5 storey height to the south.*

183. Mr Sheppard subsequently recommended that both Building A and B be reduced by two storeys in order to provide a better transition, as demonstrated in the diagram (below) contained within their advice.



Figure 22 – Alternative built form transition recommended by Mark Sheppard

184. The opinion of Mr McGauran appears to be influenced by the proposed 5 to 8 storey development for the Outer Circle Precinct under planning application PLN19/0606, whereas Mr Sheppard has assessed the transition based on the preferred 5 storey heights of the Outer Circle Precinct as referenced in the DP. As the Outer Circle Precinct is still under consideration, Council officers agree with Mr Sheppard's approach that the transition should be based upon a five storey preferred height for the Outer Circle Precinct. On this basis, Council officers also agree with Mr Sheppard that Buildings A and B should each be reduced by two storeys.

185. It is noted that the S57A amendment introduced a new part level to Building B, increasing it from 9 to 10 storeys. This part level has slightly different window proportions and a smaller footprint to the levels below. This level adds some additional articulation to the building silhouette and a more gradual height transition between Buildings A and B. With the reduction of the two levels, this half level maintains a slenderness to Building B and a more comfortable proportion to its width as illustrated in the images below.

186. The additional height of Building B was not considered by Mr McGauran but has been considered by Mr Sheppard. Mr Sheppard advised that, subject to the deletion of the two levels, the half level could be accepted noting that this half level '*would still achieve a transition, whilst marking the gateway opportunity at the south west corner of the site'*

187. On this basis, the retention of the part level is considered acceptable, subject to the reduction of two levels as discussed above. Mr Sheppard has recommended deleting Levels 8 and 9,

however, as will be discussed below, deletion of Levels 6 and 7 will provide for a better relationship to Building C and a more pronounced street wall to Main Street. This will be conditioned accordingly.

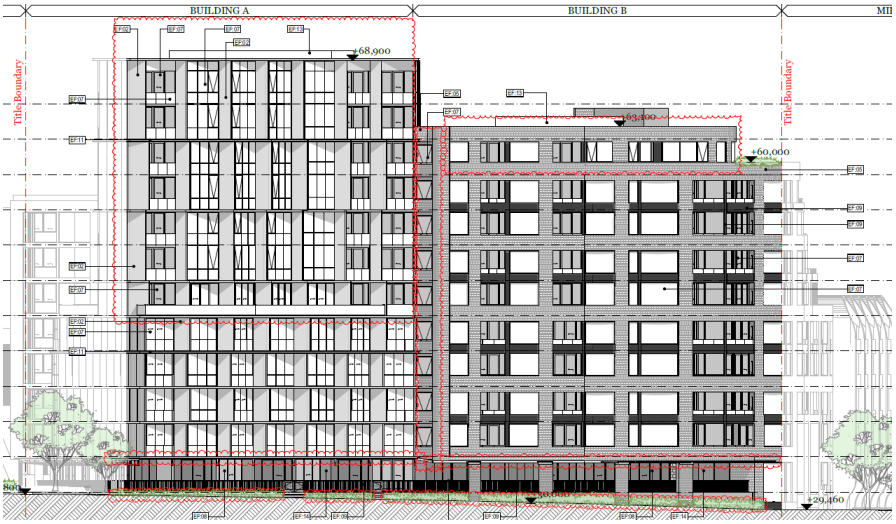


Figure 23 – Current western elevation of Buildings A and B (12 and 10 storey)



Figure 24 – Recommended western elevation of Buildings A and B (reduced to 10 and 8 storeys)

188. Council officers also consider that the height of Building A at 12 storeys and Building D at 9 storeys is excessive having regard to their relationship with the four storey Artisan East Precinct to the east.

189. Mr Sheppard was also concerned with the height of Building D, recommending that this be reduced by one storey i.e. from 9 storeys to 8 storeys. Council officers, however, are not satisfied that a reduction of one storey is sufficient to achieve a graduated height to the Artisan East precinct. Based upon the visual analysis of Council Officers, it is suggested that three levels should be removed from Building D (i.e. 6 storey height), specifically mid-levels Levels 3, 4 and 5 in order to provide a more comfortable transition to the east as demonstrated in the images below. This will also result in a building comparable in scale to the podium height of Building A.

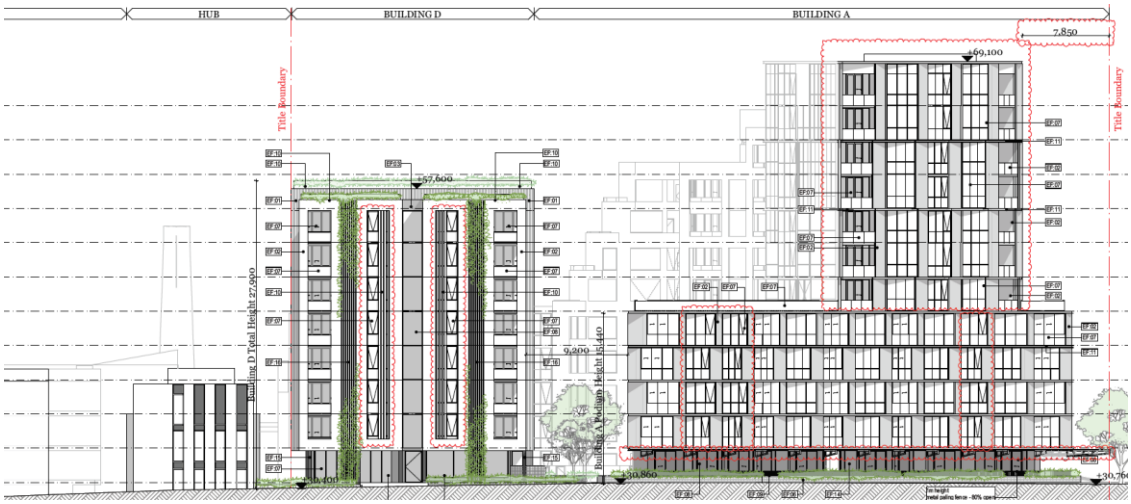


Figure 25 – current proposed northern elevation of Buildings A and D (12 and 9 storey)

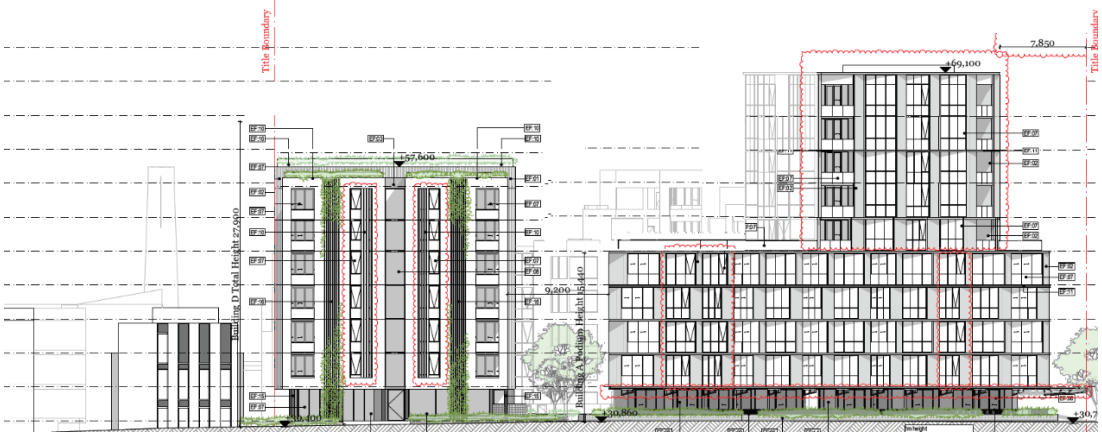


Figure 26 – Northern Elevation of Buildings A and D based on Mr Sheppard's advice (10 and 8 storey)

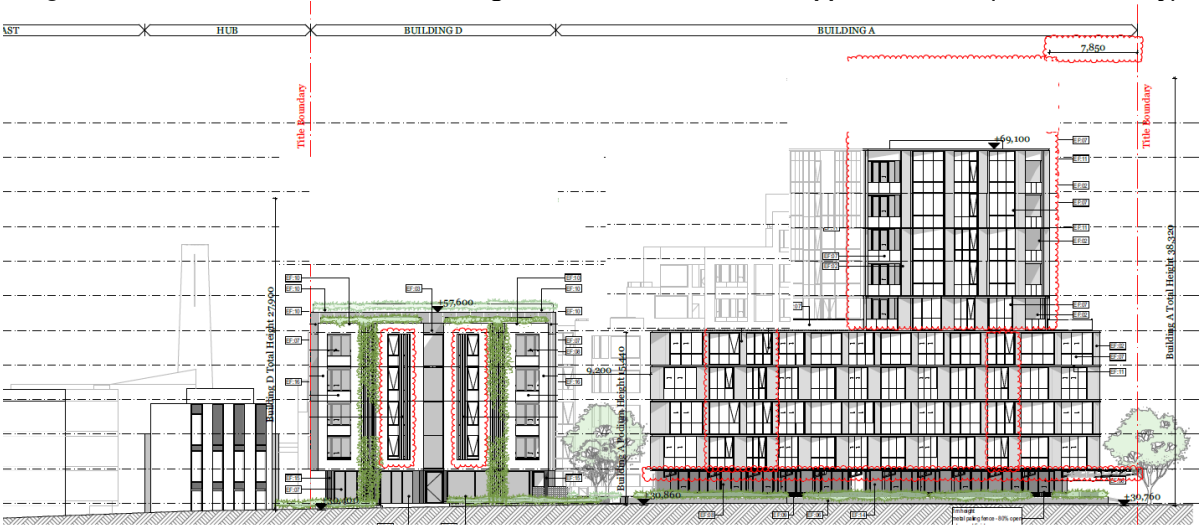


Figure 27 – Recommended Northern elevation of Buildings A and D reduced to 10 and 6 storeys

190. The removal of the mid-levels of Building D also ensures that the stepping down in building height proposed to the eastern side of this building is maintained. Additionally, the reduction in the building height to Building D is also expected to improve the level of sunlight within the central communal courtyard at Level 1 and the open space area between Artisan West and Artisan East. The deletion of Levels 3, 4 and 5 of Building D is subsequently recommended as a condition on any permit that issues.

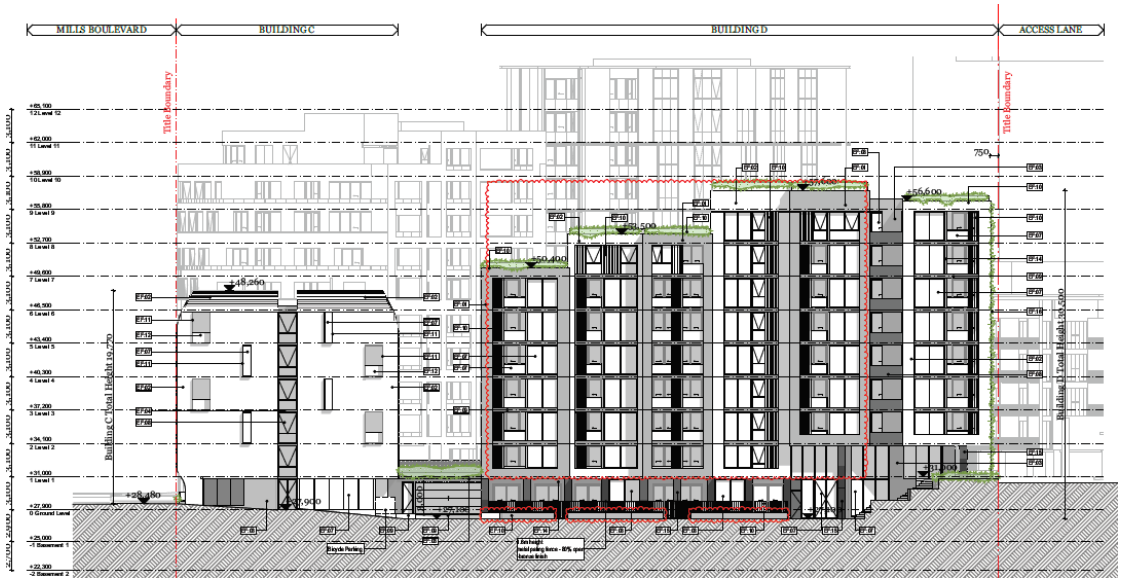


Figure 28 – Current Proposed eastern elevation Buildings C and D

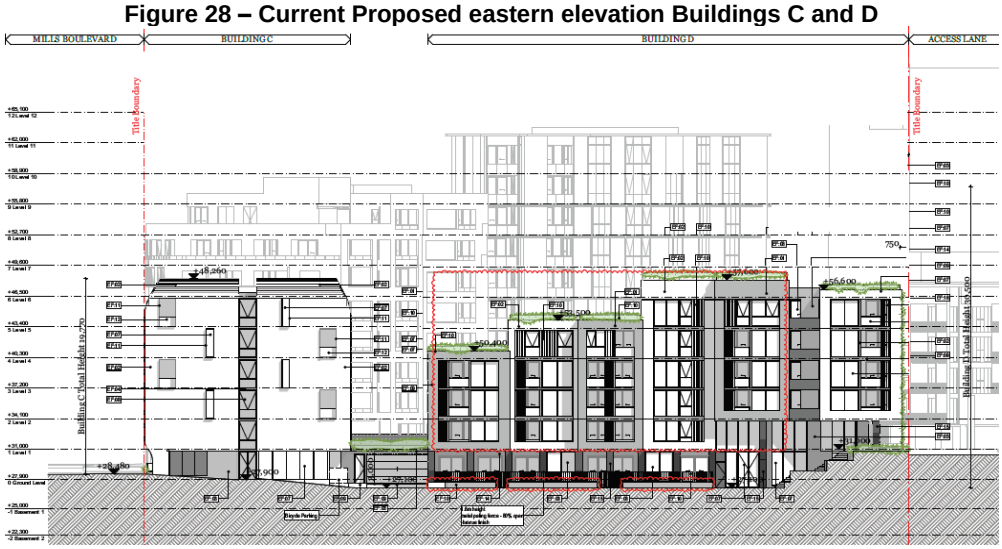


Figure 29 – Eastern Elevation of Buildings C and D with proposed height reduction

191. Reducing the height of Building B as previously discussed will also provide a more comfortable height transition between Building B and Building C in addition to reducing the stepping to the eastern side of the building as illustrated in Figure 30 below. While Mr Sheppard had recommended removing Levels 8 and 9, it is suggested that the deletion of Levels 6 and 7 would have the added benefit of increasing the setbacks from the podium, thereby reducing the visual bulk of the upper levels and created a more pronounced street wall. The deletion of Levels 6 and 7 will be conditioned accordingly.



Figure 30 – Southern perspective of Buildings B and C

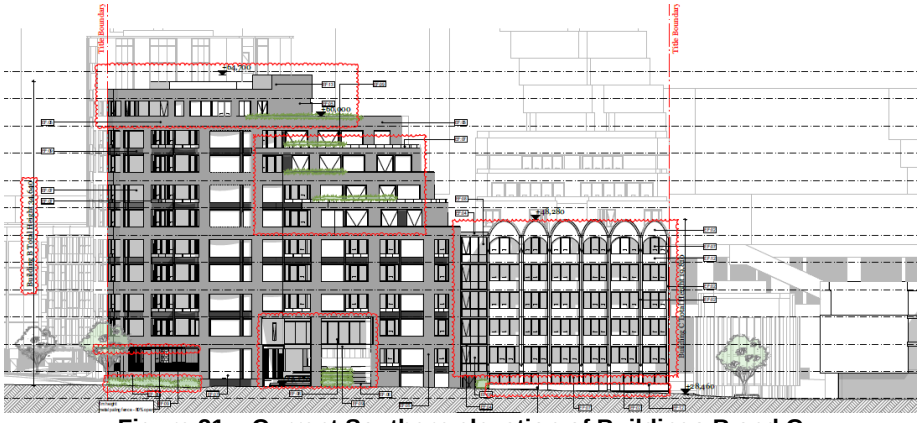


Figure 31 – Current Southern elevation of Buildings B and C

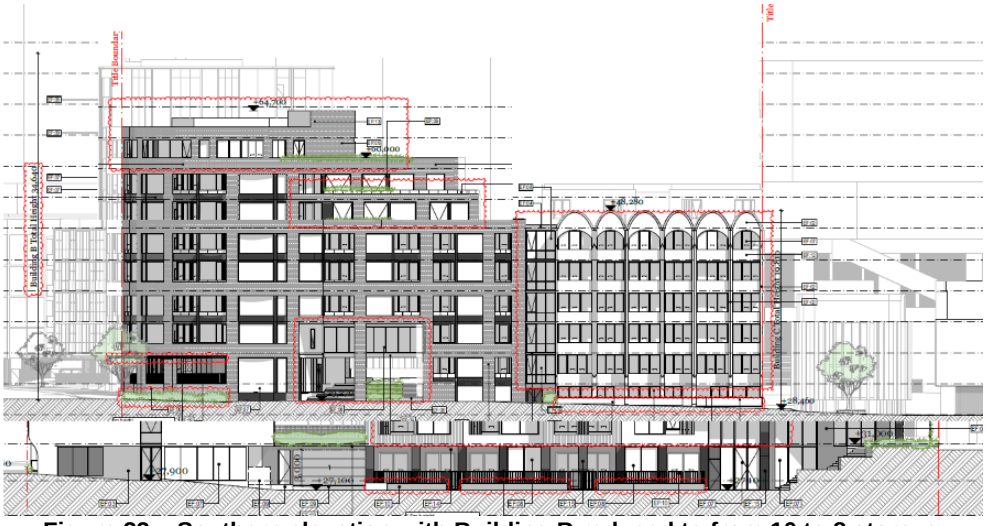


Figure 32 – Southern elevation with Building B reduced to from 10 to 8 storeys

192. The proposed 6 storey height of Building C is considered appropriate and provides an acceptable transition from Chandler Highway to Artisan East. Mr Sheppard has also not raised any concern regarding the height of this aspect of the development. On this basis, no further reduction in building height is considered necessary to Building C.

193. In summary, the proposed building heights of Buildings A, B and D as current proposed are excessive and do not achieve the 'transitional' role sought for the Artisan West precinct. Subject to the following height reductions as discussed in the paragraphs above, it is considered that the buildings will sit comfortably within the wider site:

(a) Building A – Reduced from 12 to 10 storeys (deletion of L11 &12);

(b) Building B – Reduced from 10 to 8 storeys (deletion of L6 & 7); and

(c) Building D – Reduced from 9 to 6 storeys (deletion of L3, 4 & 5).

Maximum Site Coverage

194. The design guidelines for Precinct 3A allow up to 100% site coverage. Furthermore, site permeability may also be 0% where it is located within a precinct that meets the requirements of the Storm Water Drainage Masterplan in Volume 2 of the DP. As will be discussed later within the relevant section of the report, these requirements are met. The proposed basement car park extends the full footprint of the site, however above ground, the proposal provides generous open, landscape areas, which will provide relief from built form. This area will be discussed in greater detail within the assessment of landscaping.



Figure 33: Level 1 with open space areas.

Setbacks

195. The design guidelines for Precinct 3A state that built form should generally extend to the property boundaries on all sides, with buildings above the podium to be recessive. The guidelines also refer to the Built Form Treatment Plan (below).

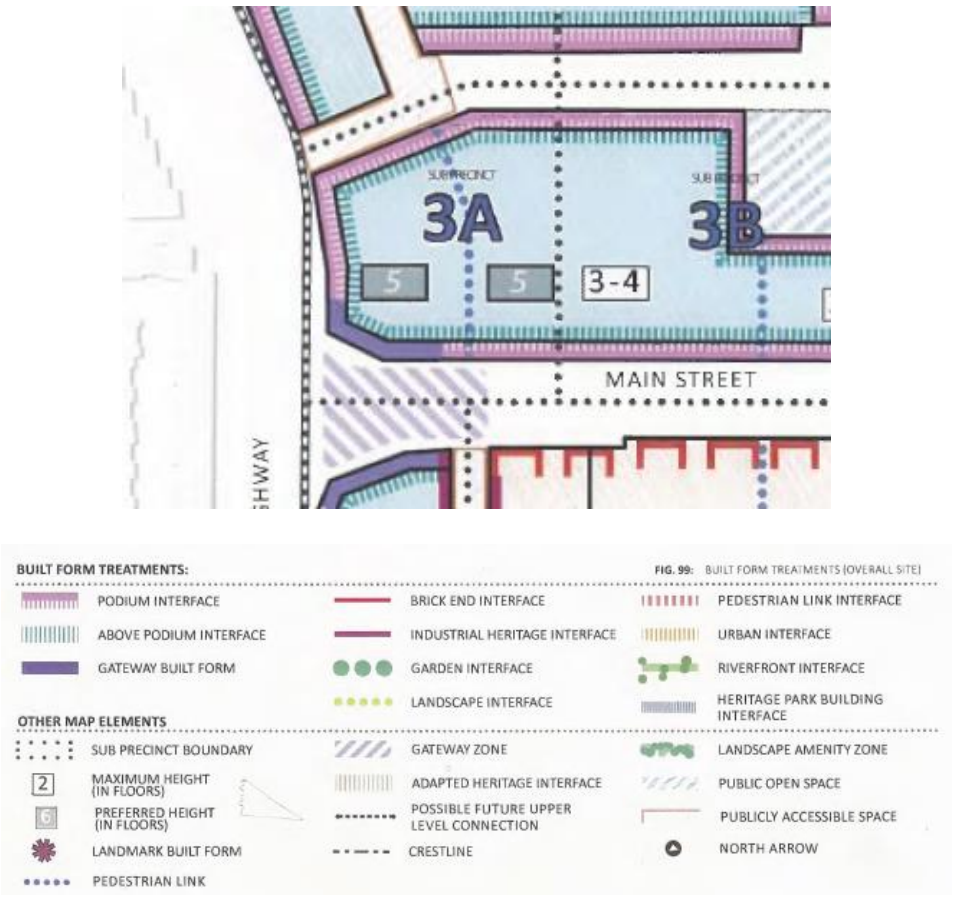


Figure 34: Built Form Treatment Plan (Figure 99) p. 111 of the DP

196. The Built Form Treatment table calls for 'Gateway Built Form' at the corner of Chandler Highway and Main Street (Mills Boulevard), which has the following general requirement: *'Allow for a more prominent built form response at site gateways. Buildings are set back and the built form articulation provides for a generous pedestrian arrival zone at the gateway entries along Heidelberg Road and Chandler Highway.'* The remainder of the external edges are to have a 'podium interface', which is *'to be built to the public realm interface at all levels'* with articulation to be provided through indented built form.

197. The proposed development responds to the 'Gateway Built Form' expectations at the corner of Chandler Highway and Mills Boulevard by providing a linear form to Building B, rather than a podium/tower arrangement. Subject to the reduction of two storeys, this will appropriately mark the corner without overwhelming the streetscape. To the east, the upper levels fall away, thereby presenting more of a podium/tower expression along Mills Boulevard. This is considered an appropriate design outcome responding to the DP guidelines.

198. In accordance with the 'podium interface' description, the buildings mostly extend to the boundary edges, with the exception for the northern interface of Building A, which proposes a 10m setback from the boundary. In response to potential wind impacts, this has been increased from a setback of 4.5m as part of the S57A Amendment. The setback area is to accommodate soft landscaping and footpath connecting Chandler Highway to the Access Road and the Mews to the north and north-east. This setback and separation from the development to the north is supported as it will provide greater visual relief between the two buildings.

Street wall height

199. The design guidelines stipulate a preferred street wall height of up to three storeys within Precinct 3A, however it also states that this may be higher along Chandler Highway. The 'above podium interface' encourages a 2.2m setback above the podium.

200. Building A expresses a 5 storey podium to both Chandler Highway and the private road to the north. A 5 storey podium is consistent with the expectations of Chandler Highway to have a taller street wall, however slightly taller than expected along the northern interface. Given the scale of development to the north (14 storeys), the 5 storey podium provides a more appropriate height transition with this development. Subject to the reduction in height of Building D, the podium height of Building A will also provide a comfortable streetwall treatment as it transitions to the east.

201. The upper levels of Building A provide a tapered setback from Chandler Highway of 0.85m at the southern end to 5.08m at the northern end, with an average setback if 2.69m. The angled tower is considered to provide a visually interesting response to Chandler Highway, whilst providing a sufficient set back to meet the intent of the DP. Furthermore, in angling the tower, the northern aspect is maximised for the apartments, as will be discussed later within the relevant section.



Figure 35 – North-west corner of Building A depicting the angled upper levels

202. The upper levels of Building A are not set back from the northern podium, with the building relying on the articulation and design to create the perception of a podium/tower form. This is acceptable given that the tower comprises less than half the width of the northern podium elevation, resulting in a slender form that would not visually overwhelm the streetscape subject to the reduction of two levels as previously discussed. The 10m setback from the northern boundary also ensures that there is an appropriate separation between the 14 storey wall to the north.

203. Building D currently presents an 8 storey street wall to the northern interface. This is considered to present a disproportionate scale transition to Artisan East to the west. The deletion of three storeys to this building will reduce the streetwall to 5 storeys. While still taller than the 3 storeys nominated in the Built Form Treatment Plan, it will sit comfortably alongside the podium of Building A and will also provide a comfortable height transition to

Artisan East. Given the more robust building heights to the north, the proposed streetwall height at 5 storeys is considered a more appropriate response to the emerging context.

204. As previously discussed, Building B does not provide a podium/tower relationship to the corner of Chandler Highway and Mills Boulevard, in responding to the 'Gateway built form' aspirations for the site. However, along Mills Boulevard, the upper levels taper away from the south-eastern corner and eastern boundary, which creates the impression of a podium/tower form when viewed from the east. The 'podium' height as viewed from the east will be 6 storeys, aligning with the street wall of Building C. This is considered an appropriate design response and also one supported by Mr Sheppard.



Figure 36 – View from Mills Boulevard of Buildings C and B

205. While both Buildings B and C are taller than the 3 storey street wall within the DDO, the design and massing responds appropriately to the emerging context and the development to the east with Artisan East, as well as to the south-west within Workshop North, which presents a 5 storey street wall of a comparable height in this section. Mr Sheppard also considered the streetwalls to be an appropriate response to the context as it would contribute to the transition in streetwall heights from east to west.

Floor heights

206. The design guidelines suggest that residential floors should have a minimum 3m floor to floor height. The floor to floor heights are 3.1m which facilitates a 2.7m internal floor to ceiling height within apartments. This improves daylight penetration for single aspect apartments as will be discussed further within the assessment of Clause 58 (Apartment guidelines).

Roof forms

207. The design guidelines encourage consideration of the composition of roof forms to create a legible and visually appealing silhouette. The proposed development responds to this design guideline with four distinct buildings, composed of different architectural expression, materials and scale which provides a cohesive campus of buildings. Subject to the reduction in the building heights as discussed above, the development will contribute positively to a visually interesting silhouette.

Built form articulation

208. The design guidelines encourage modulated building forms with vertical and horizontal breaks in the massing. Flat and continuous facades should also be avoided where they repeat the same form without variation or create a single horizontal form.

209. The proposal responds well to the design guidelines for built form articulation. The design response to the site details four distinct buildings rather than a single solid mass contributes to a positive grain size and a pedestrian scale. Each building is further articulated through the use of vertical and horizontal lines, various angled and curved elements and differing solid to void ratios.

210. Physical breaks between built form and the variation in building height across the site also contributes positively to the built form articulation. While it is considered that the heights of Buildings A, B and D are currently too tall for the site context, the recommended height reductions would continue to maintain the variation in height between the buildings.

Corner lots

211. The design objective encourages façade treatments that address both streets and avoid blank side interfaces. The proposed development achieves this design objective, with built form that addresses all sides. Blank side interfaces have been appropriately avoided, with all visible areas designed with articulated facades and openings for passive surveillance and visual interest.

Wind protection

212. The design guidelines state that for higher built form, proposals should demonstrate that building forms and articulation will mitigate adverse wind conditions at street level, public spaces, balconies and adjoining properties. A wind tunnel assessment has been undertaken by MEL Consultants, which has been peer reviewed by Vipac Engineers & Scientists, on behalf of Council.

213. A model of the development was tested with surrounding buildings within a 500m radius, excluding all existing and future trees for a conservative assessment of the environmental wind conditions. Vipac supports the assessment criteria adopted in the wind testing and the methodology used to undertake the wind tunnel analysis.

214. Several wind mitigation strategies have been introduced as part of the S57A Amendment following initial wind testing. In addition to increasing the setback from the northern boundary, this included a 3m wide canopy along the north and west face of Buildings A and B. This canopy improved the wind conditions to achieve a ‘walking’ criterion in all directions. The addition of landscaping would be expected to further improve the wind conditions. Vipac supported the findings and the wind mitigation treatments.

215. On the Level 10 communal terrace, a 1.6m high balustrade has been shown to achieve the walking comfort criterion for all wind conditions, with landscaping anticipated to further improve the conditions. Vipac identified that there was an inconsistency with the results of the polar plot in the report, which shows that Location T1 measuring wind speeds exceeding the walking criterion for westerly winds. MEL Consultants has subsequently confirmed that the results in the polar plot are correct and therefore there is an exceedance at Location T1. MEL has subsequently recommended that a fixed planter with small trees or a hedge be installed along the western edge of the terrace to Apartment B10.01 as illustrated in the diagram below.

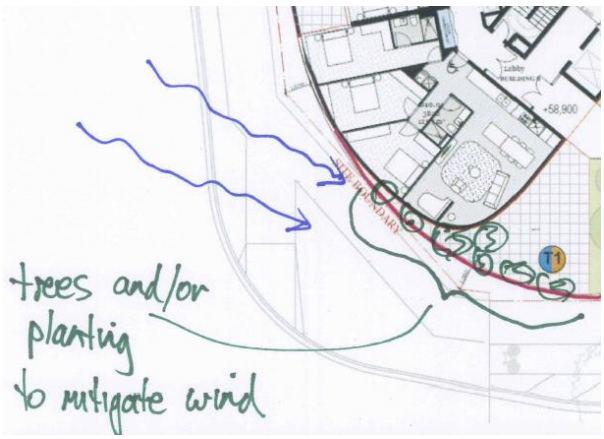


Figure 37: additional sketch from MEL Consulting dated 17 July 2020

216. Council officers do not support the use of landscaping to achieve minimum wind targets given that landscaping can be variable and is not a permanent structure. As such, a condition for an amended wind report will be required on any permit that issues to demonstrate compliance at Location T1 without the reliance on vegetation.

217. Furthermore, no testing has been undertaken for the terrace within Building A on Level 6, which is accessible via the internal corridor at this level. A condition will require that testing is undertaken for this level to demonstrate whether it achieves acceptable wind conditions.

Building Separation & Overshadowing

218. The design guidelines encourage a 12m separation or greater, taking into account orientation, building positioning, solar access, overshadowing, outlook, façade length and alignment between the buildings requiring more distance. This guideline appears to relate to internal separation and overshadowing within the development rather than impact on surrounding sites, however to ensure off-site impacts are considered, building separation and overshadowing will be assessed from both an internal and external perspective.

219. First turning to the internal amenity, while there are four buildings proposed, Buildings A and B are joined at all levels. At Level 1, there is a separation of approximately 8m between Buildings B and C. However the variation from the preferred 12m is considered acceptable given that neither building has habitable room windows or private open space facing this area. Buildings B and C are joined above Level 1.

220. Building D is separated from the other three buildings at all levels. A minimum separation of 8.5m is provided between Levels 1 and 5 as illustrated in the image below with Building A. As will be discussed later, this would result in unreasonable overlooking opportunities. Borrowing from the ResCode overlooking standard, this distance should be increased 9m to improve the perceived privacy between the apartments without unreasonably impacting the internal spaces. A condition of any permit that issues will require a minimum separation of 9m between the two buildings.

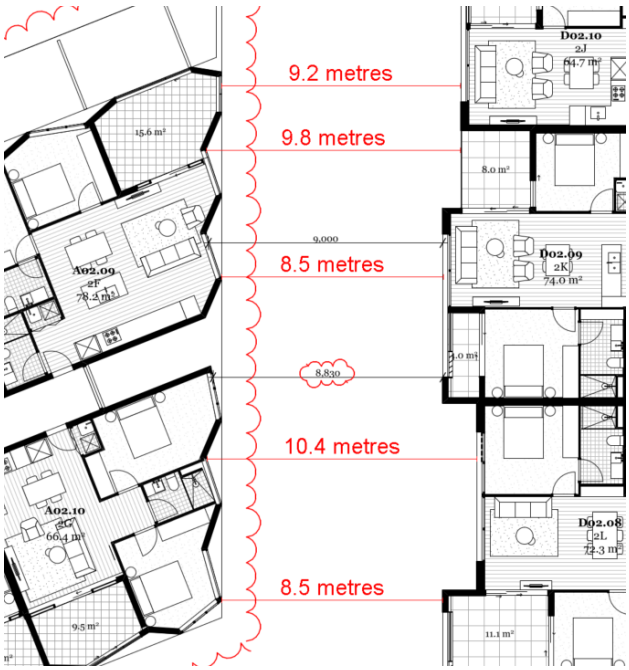


Figure 32 – Separation between Building A and D

221. Above Level 5, Building A is significantly set back from Building D, at approximately 20m. Furthermore, as previously discussed, it is recommended to reduce the height of Building D from 9 storeys to 6 storeys. On this basis, the separation, increased to a minimum of 9m, is considered acceptable from an amenity perspective and will provide an adequate visual break between the two buildings and will negate the need for screening improving the internal amenity of proposed dwellings.

222. A minimum separation of 7.95m is provided between Buildings C and D from Levels 1 to 5. This will be improved slightly with the aforementioned condition to delete Levels 3, 4 and 5 of Building D, as such Level 4 would be setback a further 8m (i.e. 15.95m) and at Level 5 this would be a further 13.2m (21.15m). Nevertheless, the proposed separation at Levels 1 to 3 would require screening of habitable room windows and/or balconies to prevent unreasonable overlooking. This would have an adverse impact on the internal amenity of the occupants and as such a condition will require a minimum separation of 9m to be provided between Buildings C and D from Levels 1 and above. This will be required to be achieved whilst maintaining compliance with the internal living room and bedroom dimensions pertaining to clause 58 (Apartment Standards).



Figure 33 – Separation between Buildings C and D (Level 4)

223. Turning to the separation from buildings within adjacent precincts, the proposal will largely comply. Mills Boulevard, which is approximately 25m wide, provides a separation from the Outer Circle Precinct and Workshop North well in excess of 12m. Due to the increased setback of Building A from the northern boundary to 10m, a separation of approximately 15m is achieved between the 14-storey building to the north within Precinct 2A. A 12.7m separation is achieved between Building D and the Village Precinct (Precinct 2A/2B) and an approximate 17m separation is provided between Buildings C and D from the Artisan East apartments, also complying with the standard. However a separation of only approximately 4m is provided from the 'Hub' building to the east, which forms part of the Artisan East development. The Hub contains community facilities such as meeting rooms, dining rooms and a roof terrace. The glazing to the western side of the Hub is treated with a frit/frosted glass that will prevent unreasonable overlooking. The roof terrace to the Hub building also contains an obscure glazed balustrade 1.7m in height. While there are operable windows to this elevation, these have restricted openings to 125mm, thereby reducing unreasonable overlooking opportunities.

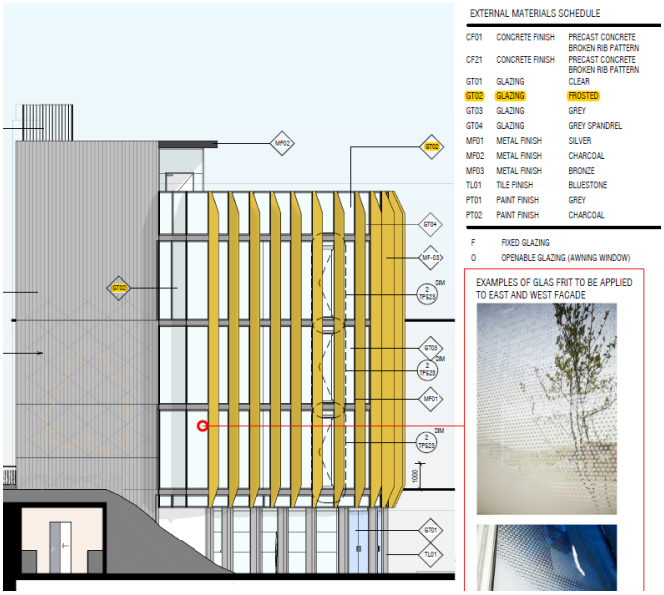


Figure 38 – Western elevation of the 'Hub' building

224. From a visual bulk perspective, the proximity to the Hub is considered acceptable given its modest footprint and height (at 4 storeys). Whilst there are habitable room windows and balconies facing the Hub building within Building D, the amenity of these apartments is not expected to be unreasonably affected. As illustrated in the diagram below, the northernmost apartment has an alternatively outlook to the north. In regard to the apartment to the south, , the Hub building tapers away where adjacent to the balcony, opening up views to the south across the lawn area between Building D and Artisan East. The separation between these buildings is considered sufficient to maintain an acceptable level of amenity to these apartments.



Figure 39: interface between Building D and the Hub building

225. The second part of the design guideline encourages building layouts to facilitate solar access to at least 90% of the units. There are 26 apartments within the development that are solely south-facing apartments, equating to 9.5%, thereby meeting this guideline. While some south-facing apartments are inevitable in an apartment development, the proposed development has achieved an adequate percentage of apartments with a north, east or westerly aspect. It is considered also that the reduction in the height of Building D and the increased separation from Buildings A and C will further improve the level of solar access to apartments facing Building D to the west and the south.

Connectivity and interaction

Public/Private interaction

226. The design guidelines refer to the Connectivity and Interaction Plan, which is found at pages. 102 and 103 of the DP. Of relevance, this promotes:

(a) Urban legibility and public access to and through the site;

(b) Street level interface treatments to contribute to high levels of pedestrian amenity and safety;

(c) Provide safe and convenient vehicular and pedestrian access;

(d) Minimise the impact of vehicles on public space where practical;

(e) Above ground car parking to be suitable concealed by appropriate building features such as active podium frontages; and

(f) Support the preferred neighbourhood character sought by the site masterplan for each individual precinct and the place as a whole.

227. The pedestrian connectivity plan at Figure 94 identifies that a pedestrian priority route is to be provided in a north-south direction through the site, connecting the Outer Circle Mews from the north to the Paper Trail to the south of Mills Boulevard. A pedestrian priority route is also proposed along the northern edge of the property boundary.

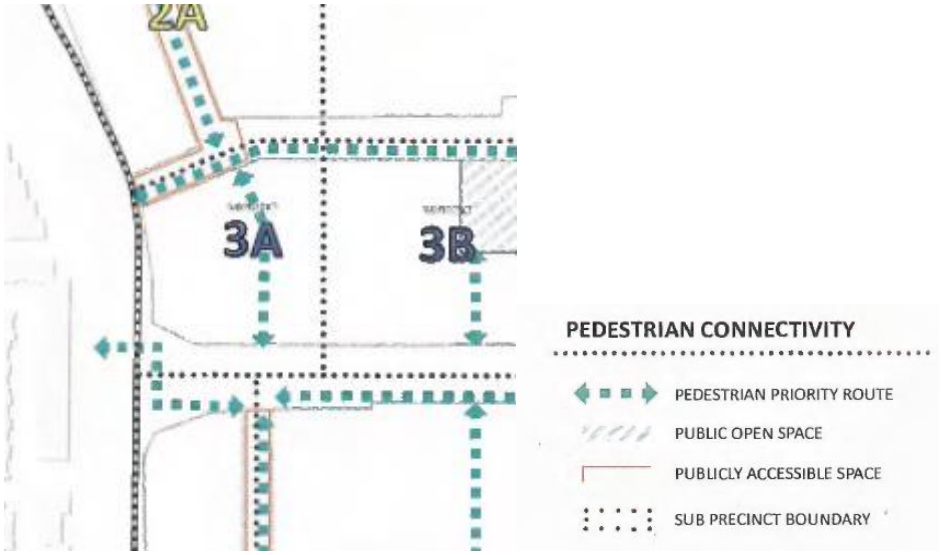


Figure 40: Pedestrian Connectivity (Figure 94) p. 102 of the DP

228. The proposed development supports pedestrian connectivity through the site with a north-south link at Level 1 between the buildings. The link is to be well landscaped and offers a high level of passive surveillance from the apartments above.

229. To address the level change, a steeper section is provided at the southern access point to Mills Boulevard, with both step and ramp access. However, while ramp access is provided, it measures at 1.1m wide, which is extremely tight and passing movements would likely be difficult. The plan also includes an annotation that there are no tactile indicators or handrails. Concern is raised in regard to the functionality and safety of the ramp for persons of limited mobility. A condition of permit will therefore require that an accessibility report is prepared by a suitably qualified person to access the compliance with DDA requirements and the acceptability of the design, with amendments to the plans (and landscape plans) to be implemented as necessary.

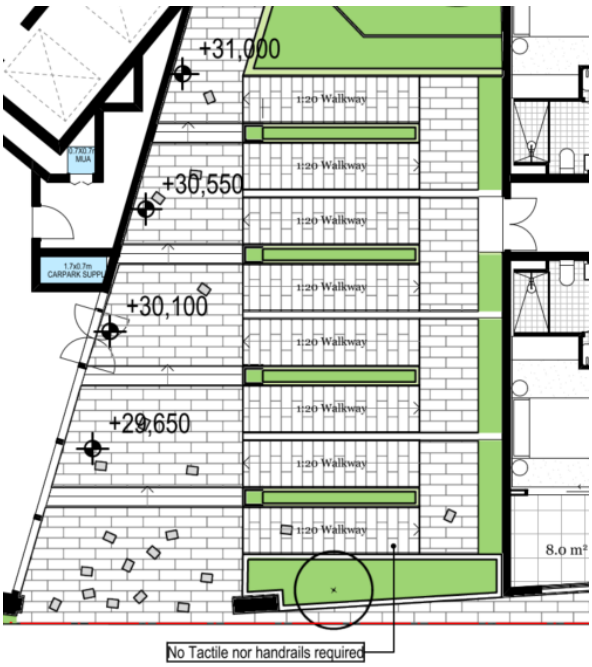


Figure 41 – southern access to Level 1 through-link

230. The proposal includes dwellings are orientated to face the site perimeters and the internal Level 1 courtyard, contributing to high levels of pedestrian amenity and passive surveillance. To ensure an adequate protection of privacy, planter beds and landscaping is used to provide a buffer between the public realm and the private open space areas. This is appropriate for maintaining privacy for the occupants, whilst providing a high level of pedestrian amenity.

231. A 3m wide building canopy has been introduced along the northern side of Building A and the western side of Building A and Building B to address environmental wind impacts. This canopy will also protect pedestrians from rain and will provide some shading in summer months. The canopy is supported however further detail of the clearance height above the footpath (to be a minimum of 2.7m) and the setback from the kerb (a minimum of 0.75m) are also required to ensure that the canopy does not obstruct pedestrians or vehicles within Chandler Highway. This will be conditioned accordingly.

232. No new vehicular access point is proposed from abutting streets, with the vehicle access point provided to the site via the already approved car court to the east. This ensures that the impact on the public realm is minimised. While the majority of the ground floor contains car parking, this level is predominately below the natural ground level of abutting streets. Where the ground level is exposed i.e. along the eastern boundary and part of the southern boundary, the ground floor has been sleeved with apartments,lobby entrances and bicycle parking, thereby largely concealing views of the car park from the public realm.

233. Council's Engineers have requested written confirmation from the applicant that the levels along Mills Boulevard are consistent with the approved streetscape plan for Mills Boulevard (Titled: *Yarrabend – Park Precinct, Mills Boulevard; Ref 22185E/G*). They have also requested a detailed survey of the as-built Chandler Highway conditions, with confirmation that design levels at the boundary will align with the footpath of Chandler Highway. This is relevant where the dwelling entrances and footpaths adjoin Chandler Highway to ensure the seamless integration of levels. These items will be conditioned accordingly.

234. Furthermore, Council's Open Space and Urban Design Units have further requested that the surface materials within the northern setback tie in with the materials of the northern accessway for visual integration. This will also be conditioned on the landscape plan accordingly.

Ground floor Level

235. The ground floor should be designed to provide convenient access from the adjacent public realm. This design guideline is considered to be generally met.

236. The apartments which are at grade to the street or the internal courtyard, have been provided with individual entrances, promoting connectivity and convenience for these apartments. The main lobby entrances for Buildings B and C are at ground level, accessed via Mills Boulevard and the common property to the east. Secondary entrances are also provided to these buildings at Level 1, via the communal courtyard walkway where the entrances for Buildings A and B are located. The provision for entrances at multiple levels supports the connectivity and convenience for future residents.

237. While the location of the main entrances are supported, there are concerns with the steepness of the 1:8 grade ramp for access to Building D from ground level. This does not appear compliant with DDA requirements, an accessibility report will be required via condition as previously mentioned, with this report also to consider lobby entrances to ensure equitable access.

238. The main lobby entrance to Building B is within the undercroft area adjacent to the corner of Mills Boulevard and Chandler Highway. As previously discussed, concern is raised in regard to the narrowness of the ramps. Furthermore, the entrance doors to lobby are to the edge of the steps, which is unsafe and may cause a tripping hazard. The design also shows doors opening outwards into the accessway, which is a further safety concern. Conditions will be added to any permit that issues requiring that the access doors into Building B only open inwards into the lobby and are located centrally along the landing area

Entry definition

239. Common entrances for apartments should be well lit, transparent and in a visually a prominent location. The 'Gateway', which is to the corner of Mills Boulevard and Chandler Highway, should provide a generous/wide pedestrian arrival zone which has been provided. The guidelines are considered to be largely met, however, lighting details have not been provided with the application, however this can be readily addressed via condition to ensure that all entrances and the central courtyard are adequately illuminated.

240. As previously discussed, a conveniently located lobby entrance is provided to each building. The lobbies for Building B and C are composed of extensive glazing, making them transparent are clearly identifiable. This does not appear to be the case for the lobby entrances to Buildings A and D, which appear to provide solid walls either side of the entrance doors. To ensure that these entrances are also clearly identifiable and transparent, a condition will require the external walls of the lobby entrances to be largely composed of glazing.

241. The 'Gateway' entrance from Mills Boulevard appropriately responds to the design guidelines for a generous and wide pedestrian arrival zone, with this being designed as a 12m wide opening, framed by a double height void space within Building B. This will also allow views into the central courtyard beyond. The prominence of this as a 'Gateway' entrance is demonstrated in the rendered image below.



Figure 42 – 'Gateway' entrance from Mills Boulevard

Front fences

242. The design guidelines state that front fences are generally to be discouraged, however where provided, they should be no more than 1.2m high with a minimum 50% transparency.

The proposed development incorporates fencing to delineate the private terraces from the public realm and communal spaces. For this purpose, the fences are considered acceptable.

243. The fences along Chandler Highway, Mills Boulevard and the common area to the east are a maximum of 1m high and 80% open. Rather than using higher fencing, the proposal has incorporated level changes to facilitate privacy to these apartments. This is considered a desirable response. The apartments facing the central courtyard, however, are at the same level of the courtyard and as such, these comprise slightly higher fencing at 1.5m. While the height slightly exceeds the preferred fence height of 1.2m, the proposed fencing will be 80% open, substantially more permeable than the 50% preferred. Therefore, the additional height is considered acceptable.

Building Layout & Design

Internal amenity

244. The design guidelines seek to avoid privacy screening to habitable rooms, particularly main living areas. Borrowed light and ventilation is also to be avoided.

245. Privacy screening is largely avoided within the development by providing adequate separation between apartments. As discussed previously, additional separation between Buildings A, C and D is required via condition, which will further alleviate the necessity for screening. In most cases where screening is unavoidable, angled blade screens are proposed, which have been designed to redirect views rather than prevent views entirely as illustrated in the image below.

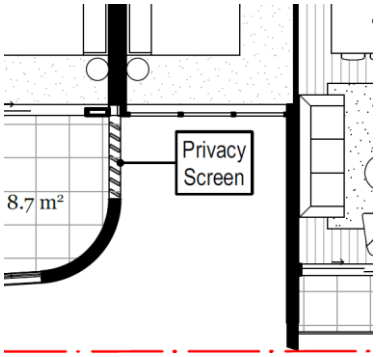


Figure 43 – Example of angled screen to prevent overlooking

246. All habitable room windows have direct access to natural light, with none relying on borrowed light.

247. Concern is raised with the level of daylight and amenity afforded to the bedroom window of Apartment B2.04, which faces onto the entrance void. In addition to poor daylight, the amenity of this room is also likely to be adversely affected by noise and lightspill (from illumination of at night) from within the entrance void. As such it is recommended that this apartment be reconfigured to relocate the bedroom area away from the void area. This is recommended as a condition of any permit that issues.

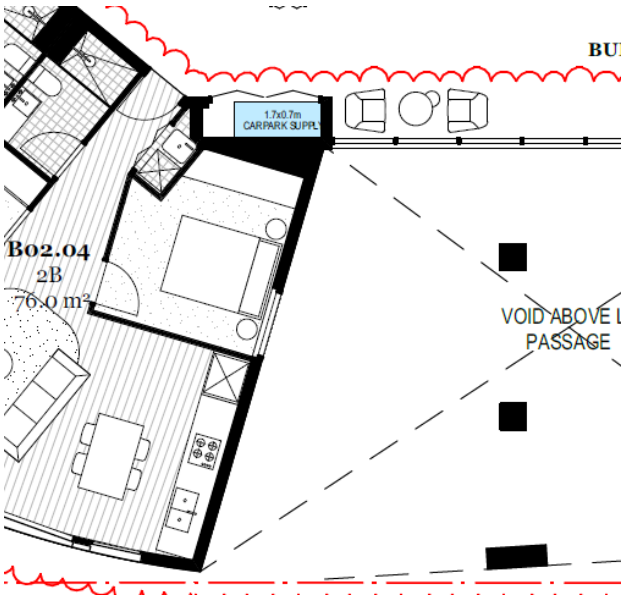


Figure 44 - Apartment B02.04 with window to the void

248. The operability of sliding doors are clearly shown on both the floor plans and elevations. Awning window openings are clearly shown on the elevations, however have not been depicted on the floor plans. A condition of any permit that issues will require the location of awning windows to also be clearly shown on the floor plans. While all rooms appear to be provided with at least one operable window, there are several opportunities for cross ventilation that are not provided for in the design due to the prominence of fixed windows. To further improve the natural ventilation, where windows are proposed to two sides of habitable rooms, operable windows are to be included to each side. This is recommended as a condition on any permit that issues. Further discussion of internal amenity for apartments is contained within the Clause 58 assessment later within this report.

249. Concern is raised with the daylight and amenity of the sub terrain living areas associated with Apartments CG.01 to CG.03, which sit 0.48m to 1m below the footpath level. The glazing line to the living room areas is 2.3m from the boundary, however, a cantilevered upper level results in a 1.27m opening to the sky. Mr Sheppard also raised a concern with these apartments based on the poor street activation and recommended the layout of these apartments are flipped. This suggestion is also supported from an amenity perspective and should be conditioned on any permit that issues.

Overlooking

250. Direct overlooking into habitable rooms and private open space is to be avoided. The proposed development does not present any overlooking opportunities between buildings or to any surrounding precincts, with the separation between buildings and adjacent precincts in excess of 9m. Borrowing from Clause 55 (ResCode) Standard B22, views beyond 9m are not considered to result in unreasonable amenity impacts.

251. In regard to overlooking between apartments within the same building, solid walls are to be provided between balconies to minimise the potential overlooking between apartments. As previously discussed Building D is within 8.5m and 7.95m from Buildings A and B respectively, with a condition proposed to increase this separation to 9m. This will ensure an adequate separation to mitigate potential overlooking opportunities.

Acoustic treatments

252. The design guidelines require acoustic treatments to be provided to comply with the Acoustic Assessment within Volume 2 of the DP, which is the Preliminary Acoustic Assessment prepared by Arup Pty Ltd and dated 21 August 2015 (the Arup Report).

253. The Arup Report states that acoustic treatments would be required for development within 20m of Chandler Highway and Heidelberg Road. The recommended design sound levels for houses and apartments near major roads are to be within 35- 45L_{Aeq} dB(A) for living areas and 30-40L_{Aeq} dB(A) for sleeping areas, which is taken from Australian Standard 2107-2000 Acoustics – *Recommended design sound levels and reverberation times for building interiors* (AS2107).

254. An acoustic report prepared by Acoustic Logic (AL) dated 25 November 2019 was submitted with the application and has been reviewed by SLR Consulting (SLR) on behalf of Council.

255. The targets nominated in the AL report are consistent with the Arup Report and AS2107. The AL report however has not defined how the hourly road traffic noise levels are to be determined i.e. whether they are to be met at all hours or by the average of hourly levels. SLR recommend that this be clarified in the report to remove ambiguity about how road traffic noise should be assessed post construction. To ensure that the maximum noise levels are not exceeded, it is recommended that the table within the acoustic report is updated to confirm that the maximum level is to be met at all hours, rather than an average. This will be included as a condition accordingly.

256. The proposed hourly targets contained within the AL report are consistent with those recommended by SLR for the loudest hour of the day and night period. SLR has requested that average day and night road traffic noise levels are also provided, with SLR recommending that these be at least 5dB lower than the loudest hour targets i.e. 40L_{Aeq} dB(A) for living areas and 35L_{Aeq} dB(A) for sleeping areas. The applicant has argued that there is no requirement within the endorsed Arup report for average targets to be 5dB lower than the loudest targets. It is considered that subject to the aforementioned condition that the AL report clarify that the maximum noise levels will be met at all hours (rather than an average of hourly levels), then it is not necessary to specify an 'average' noise measurement.

257. Unattended traffic noise monitoring was undertaken by Acoustic Logic along the Chandler Highway boundary from 23 to 29 August 2019 to determine the current noise levels. This was approximately 1 month after the completion of the Chandler Highway works. The logging locations are considered appropriate by SLR, however given that the testing was so soon after the completion of the upgrade works, SLR is concerned that these measurements may not have captured the worst case noise impacts. This concern is raised because the reported noise levels are approximately 5 dB lower than the Chandler Highway levels measured in the Acoustic report prepared for the approved development to the north. However these levels were measure before the upgrade works, therefore, the difference could also be explained by the smoother new road surface.

258. Given the acoustic measures proposed within the development are targeting the maximum allowable noise targets, an under-estimation of the road noise by up to 5dB could have significant consequences on the internal amenity. On this basis, it is recommended that additional testing is undertaken, to be accompanied by traffic counts to determine whether the noise levels are reflective of typical traffic movements within Chandler Highway. Post construction testing is also recommended to confirm the acoustic attenuation measures are adequate. These matters can be reflected in conditions accordingly.

259. Further discussion on noise impacts from mechanical plant and other noises from within the development is discussed later within the Clause 58 assessment.

Design detail

260. The design guidelines encourage a contemporary, distinctive and high quality design response. They also state that lower levels should generally present as a more solid street wall with indented balconies and dwelling/building entrances. Upper levels, above the podium, should present as a lighter structure with greater glazing and transparency.

261. The four building on the site each have a distinctive and individual design response. This is summarised well within the urban design advice to Council prepared by Mr Sheppard:

    (a) Building A incorporates strong horizontal articulation through the emphasis of the slab edges, with verticality expressed through angled light grey concrete partitions. The pairing of the upper levels which have been chamfered also effectively distinguishes the upper levels from the lower form.

    (b) The curvilinear form of Building B will effectively mark the entrance to Mills Boulevard and the predominant use of light grey brick distinguishes this form from the rest of the proposal. The use of charcoal coloured metal banding appropriately provides for additional horizontal articulation.

    (c) Building C is proposed to be predominantly finished in light grey concrete and to incorporate strong vertical articulation through the use of columns within the front façade. The design is rounded out through the use of arched elements at the top of the façade, which will effectively differentiate the building from the others on the Site.

    (d) Building A, Building B and Building C are joined by recessed elements, which are comprised of grey glazing and dark concrete. The darker tone of these recessed elements will help to visually separate the buildings to either side.; and

    (e) Building D incorporates strong vertical articulation through the recessing of sections of the façade and the effective use of different finishes in different sections, including light grey concrete, natural concrete and textured concrete.

262. In summary, Mr Sheppard considers the façade design detail of all buildings to be *'of a high quality and to represent architectural design excellence.'* To ensure that the quality of the design detail is not eroded through the detailed design and construction phases, a condition of any permit that issues will require a façade strategy to be submitted, as well as a requirement that there is ongoing involvement of the architect.

Materials & finishes

263. The design guidelines encourage high quality materials that will age gracefully, generally in muted tones with large expanses of highly reflective surfaces to be avoided. A material palette drawn from industrial heritage of the site, including natural concretes and render, face brickwork, steel and unfinished timber is encouraged.

264. The material palette is consistent with the design guidelines, comprising muted colours that will age gracefully, with materials including concrete with smooth and textured finishes, brick and metal cladding in a light grey and bronze. The material palette contributes positively to the overall design detail response as discussed above.

Car parking and bikes

265. The design guidelines refer to the Integrated Transport Plan. This plan includes initiatives to encourage sustainable travel behaviour such as:

    (a) Provision for bicycle end of trip facilities;

    (b) Car parking at lower rates; and

    (c) Green travel planning.

266. The endorsed Traffic Management Plan within Part 2 of the DP recommends visitor parking rates lower than the statutory requirements. Further discussion regarding the bicycle and car parking provision is contained later in this report.

267. A Green Travel Plan has been submitted with the application and will be discussed in greater detail within the assessment of the bicycle parking provide later in the report.

Mail and building services

268. The design guidelines seek to design building services to be visually unobtrusive, screened or located away from active street frontage zones wherever possible. Building services for the proposed development are contained internally within the buildings or within the roof space and as such, do not impact on the public realm or internal streets. However, concern is raised in relation to the lack of detail in building services for a development of this scale, such as a substation, fire boosters and individual air condensers. A condition of any permit that issues will require confirmation whether these elements are necessary and if so, their location to be shown on the plans, demonstrating that they will be screened or otherwise adequately integrated within the development.

269. The design guidelines also encourage communal mail collection points to be secure, weather protected and located close to the main building entry and be easily accessible for delivery. A mailbox is provided within the main lobby of each building. The location and design of these areas are generally consistent with the aforementioned design guidelines, however given that the lobby entrance for Building A is central to the site, there may be concerns with its accessibility for delivery. The acceptability of the mailbox location will need to be further investigated by way of condition on any permit that issues.

Open space and landscape design

Streets & publically accessible spaces

270. The design guidelines refer to the Landscape Concept Plan, which is at section 4.0 of Part 1 of the DP. The overall aim of the landscape design is '*to create a simple, safe and timeless public realm that is primarily people orientated, in a style and character that reinforces the site's industrial heritage whilst seamlessly blending the development into the existing neighbourhood.'*

271. Of relevance to the subject site, a north-south secondary connection is shown through the site, with this to provide continuity with the Outer Circle Paper Trail in accordance with the Conservation Management Plan. The Landscape Concept Plan also shows planting to extend along the Chandler Highway interface.



Figure 45 – excerpt from Figure 58 – Alphington Paper Mill Landscape Concept Plan

272. A landscape plan prepared by MDG has been submitted with the application. This initial plan dated 13 February 2020 has been amended to reflect the amended plans, with the latest landscape plan dated 30 July 2020. The following assessment is based upon the MDG plans dated 30 July 2020.

273. A landscaped north-south link is provided through the development in accordance with the Landscape Concept Plan. Rather than a linear path, a slightly meandering path is proposed, adding to visual interest. Garden beds and seating is provided along both sides of the path. Central to the path is a decking area and lawn, encouraging people to also spend time in the space. This opportunity for activity will add to passive surveillance and visual interest within the pedestrian connection and is considered a positive outcome for the site. The plan has been reviewed by Council's Open Space and Urban Design Unit who have made various suggestions to further improve the space including provision for larger feature tree/s within the central courtyard and assessment of the DDA accessibility. These matters will be included as a condition on any permit that issues.

274. Comments were also raised by Council's Urban Design and Open Space teams regarding the potential conflict between pedestrians and cyclists within the north-south link, however there is not expected to be a high volume of cycle movements through the site. Designated bicycle paths are proposed along Mills Boulevard with the resident bicycle parking access to also be via Mills Boulevard. While there are some bicycle hoops within the north-south link adjacent to the lobby entries for Buildings A and B, the majority of visitor bicycle spaces are along the perimeter of the site, further reducing the need to cycle through the site. Given the low volume of bicycle movements expected through the site, conflicts with pedestrians are unlikely.



Figure 46 – north-south link and central courtyard

275. In accordance with the Landscape Concept Plan, the MDG landscape plan includes landscaping along Chandler Highway. This is also used to provide a buffer to the adjacent private terraces and reduces the need to provide high fencing for privacy. This landscape design response is supported. The section provided demonstrates that the landscaping will extend beyond the property boundary line into Chandler Highway. This presents potential maintenance concerns for Council and is not supported by Council's Open Space or Urban Design Units. A condition will require the garden beds beyond the title boundaries to be deleted.

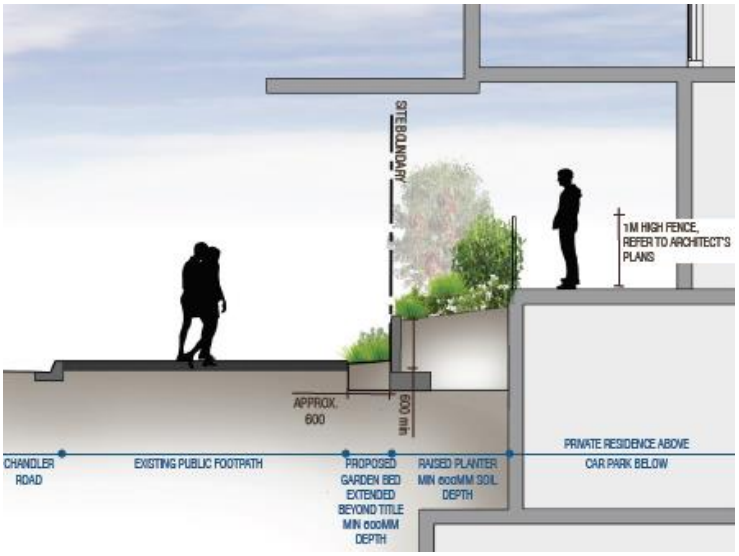


Figure 43 – Chandler Highway cross section

276. Further discussion regarding the landscaping plan is provided within the Clause 58 Assessment later in the report.

Private Open space

277. The design guidelines for Precinct 3A state that where terraces and balconies are the primary open space for individual dwellings, 8sqm or greater is to be provided for apartments of 2 bedrooms or less and 10sqm for apartments of 3 bedrooms or greater, preferably with northern orientation and a 2m minimum internal dimension.

278. When the DP was created, there were no specific private open space requirements for apartments (with ResCode not applicable for residential developments more than 4 storeys). However, since that time, Clause 58 (Apartment Guidelines) has been introduced, which also introduced requirements for private open space. A comparison between the two requirements is provided within the table below:

	DP rate	Table D5 rate (Standard D19) of Clause 58
1 bedroom dwelling	8sqm, min 2m	8sqm, min 1.8m
2 bedroom dwelling	8sqm, min 2m	8sqm, min 2m
3 of more bedroom dwelling	10sqm, min 2m	12sqm, min 2.4m

279. As illustrated above, the DP standards are relatively similar, with the exception for a minimum 2m dimension required under the DP for single bedroom dwellings and a more generous open space requirement under Clause 58 for three bedroom dwellings. The DP rates are considered appropriate for 1 and 2 bedroom apartments, however the Clause 58 rates are considered to better reflect the amenity expectations for 3 or more bedroom apartments.

280. While most apartments have areas of private open space (POS) compliant with the design guidelines and Clause 58, examples where insufficient POS is provided are identified below.

    (a) Apartment CG.01, whilst the area of POS is annotated as 12.4sqm, this area is divided into two areas by a column, the largest measuring only 5.2sqm. However, as discussed earlier in this report, this apartment (as well as apartments CG.02 &CG.03) is also considered unacceptable from an internal amenity perspective with a condition sought

to flip the layout of this apartment so that the main living area is on the first floor. This will also require that a sufficient balcony is provided for these terraces. A condition is recommended on any permit that issues will require these inverted terraces to be provided with a balcony area in accordance with the DP.

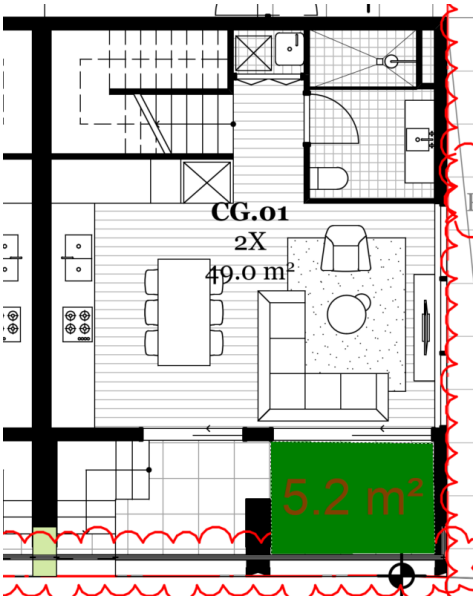


Figure 47 –Apartment CG.01 with obstructed balcony

(b) Apartments A1.02 and A1.03, the minimum dimension of these POS areas measure at 1.6m for a single bedroom dwelling. This does not comply with the DP standards, nor would it comply with Clause 58. A condition on any permit that issues is recommended to increase this to a minimum dimension of 2m. The areas are also incorrectly calculated as 12.6sqm, officer calculations indicate that these are approximately 8.5sqm. While the area would still comply with the DP requirement, for accuracy, the areas will need to be updated via condition.

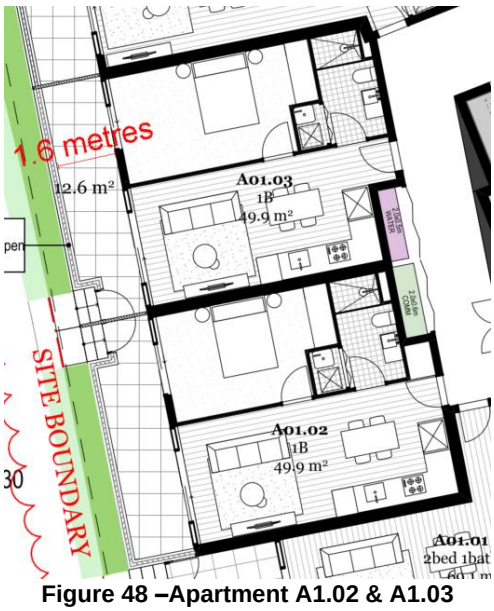


Figure 48 –Apartment A1.02 & A1.03

(c) Apartment B02.05 (and levels above to Level 9) and Apartment B3.05 (and levels above to Level 9), with two bedrooms each, whilst the POS annotation indicates the area is 8sqm, these measure as 6.9sqm. This is considered inadequate, and a condition will require these POS areas to be amended to accurately depict a balcony area of 8sqm.

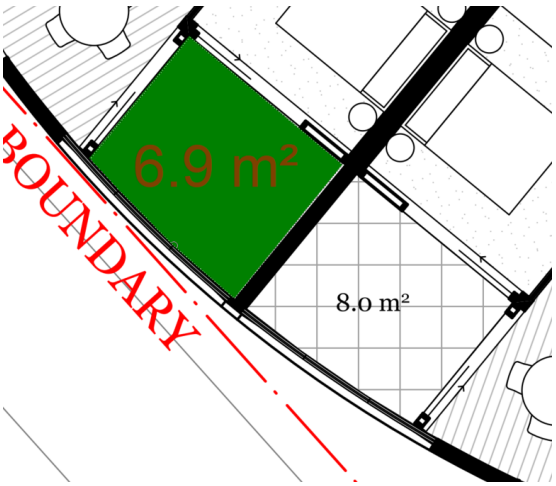


Figure 49 – Apartments B03.05 and B03.06 with incorrect balcony calculations

(d) Apartments B7.02, B7.03, B8.02 and B9.02 all have balcony areas exceeding the minimum requirement, however only a portion of the balconies are of a sufficient minimum dimension to be used for outdoor recreation (measuring at 2.4m). These are two bedroom dwellings, except B8.02, which contains 3 bedrooms. The usable area of these balconies is approximately 5.4sqm as illustrated in the image below, which is considered inadequate. A condition will require the minimum areas to be achieved meeting the minimum dimension as specified within the DP design guidelines for the two bedroom apartments or clause 58 for the 3 bedroom apartments.

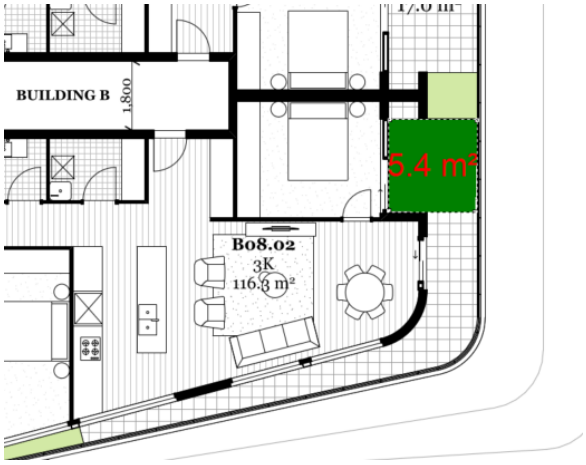


Figure 50 – Usable balcony space for Apartment B8.02

281. A further requirement of Standard D19 to Clause 58 is that where a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5sqm. There are no heating or cooling units shown on the plans, however, if these are to be provided, it is reasonable to require that an additional 1.5sqm be provided to the minimum requirements to ensure that the amenity of these spaces are not compromised. This will be conditioned accordingly.

282. Subject to the above conditions, it is considered that the apartments within the proposed development will be provided with adequate areas of POS.

Side and rear fences

283. For Precinct 3A, a high acoustic wall or podium to Chandler Highway interface is encouraged to ensure the privacy of the dwellings and private open spaces adjoining the road. The proposed development has used a combination of landscaping and raised levels to avoid the need for high fencing to Chandler Highway. This is considered a preferred public realm outcome than a high fence. As discussed, subject to conditions, it is considered that the

acoustic impacts can be adequately managed without the need to introduce high fencing along the Chandler Highway interface.

Environmentally Sustainable Design

Material re-use

284. The guidelines specify that brick and concrete salvaged from existing structures should be re-used on site.

285. The proposed development does not propose to re-use existing materials, with buildings on site having already been removed. The Sustainable Management Plan (SMP) submitted with the application prepared by Cundall dated 26 November 2019 and amended 24 August 2020, indicates that recycled and environmentally sustainable materials will be used including:

    (a) 95% of timber to be recycled or plantation timber, with all timber FSC (Forest Stewardship Council) or AFS (Australian Forest Certification certified;

    (b) PVC content to be sourced from an ISO 14001 certified supplier; and

    (c) The building envelope to use plasterboard with >10% recycled gypsum.

286. Council's ESD advisor also further recommended that a recycled content be specified for concrete and steel and that all timber used on site be FSC certified, rather than AFS certified. These matters will be conditioned accordingly.

Solar access and passive energy efficiency

287. The design guidelines seek to minimise the number of indoor and outdoor living areas with a southerly orientation. The proposed development has generally been carefully designed to minimise open space areas with a southerly orientation. As discussed previously, this limited to 10% of the apartments within the development, which is considered an acceptable outcome for a development of this scale.

288. The design guidelines also seek to demonstrate ESD compliance at Planning Application stage through to architectural and landscape designs consistent with or exceeding the requirements of the ESD technical reports. The endorsed ESD Strategy within Part 2 of the DP relies heavily on the UDIA EnviroDevelopment tool and commits to meeting the relevant criteria for all buildings within the Amcor development.

289. The SMP submitted with the application contains an assessment table referencing the Sustainable Design Assessment in the Planning Process (SDAPP) including BESS (Built Environment Sustainability Scorecard), EnviroDevelopment tool and the endorsed ESD Strategy with Part 2 of the DP. The proposed development is to contain the following features (as outlined within the SMP report):

    (a) A 40kWp solar PV array system to contribute to onsite consumption;

    (b) Energy Efficient heating/cooling; and

    (c) Water efficient fixtures and taps.

290. Council's ESD advisor reviewed the initial SMP dated 24 November 2020, and considered that this was close to meeting Council's ESD best practice standard, the following deficiencies were identified:

    (a) Inadequate natural ventilation and daylight internal corridors; specifically Levels 2-6 of Building B and Levels 1-5 of Building A. It was suggested that a full height atrium between the buildings be considered; and

    (b) Apartment A12.02 exceeded a cooling load of 21MJ/m^2 (contrary to Clause 58 – Standard D6).

291. In response to the ESD advice, the Section 57A plans amended the internal corridor of Building A so that it will now have direct access to natural light at the eastern end of the corridor, where previously it was entirely internal to the building. Natural light to the internal corridor of Building B has also been improved on Level 2, with the provision for a larger void over the gateway entrance near the corner of Chandler Highway and Mills Boulevard. The other levels have not changed, however this is considered acceptable given that access to natural light is available within the lift lobby on each level. Operable windows for natural ventilation have only been shown to the internal corridors for Building C (with an awning shown on elevation). To ensure natural ventilation is provided for all internal corridors, a condition will require all windows to corridor spaces to be operable. It will also require the operability of windows to be clearly shown on both floor plans and elevations.

292. The cooling load table has been updated and now shows A12.02 to be compliant at 18.1MJ/m^2, however, the table now shows an exceedance for Apartment A12.04. However, this apartment is within a level proposed to be deleted via condition. A condition of any permit that issues will require an updated assessment of the cooling loads to demonstrate that all dwellings are below 21MJ/m^2, with the apartment testing to include the north-west facing apartment within the top level of Building A.

293. Council's ESD advisor has also identified a number of details missing from the 24 November 2019 SMP, specifically;

    (a) The proposed NatHERS star rating is inconsistent within the SMP, with the BESS report stating a 6.8 star average, with the sample NaTHERS report indicating a 6.7 Stars. It was requested that the SMP be updated to reflect the 6.7 star rating demonstrated as being achieved;

    (b) Details of operable glazing clearly identified; and

    (c) Capacity of the 40kWp solar PC array clearly marked on the plans.

294. These matters have been addressed in the amended SMP dated 24 August 2020 and the S57A amended plans accordingly.

295. Council's ESD advisor has also suggested the following ESD improvement opportunities are explored:

    (a) External shading systems to exposed north, east and west facing glazing;

    (b) Solar thermal pre-heat to gas hot water with at least 20% solar thermal contribution;

    (c) Heating and cooling of at least 3 stars specified and within one star of the most efficient or 85% of best energy performing unit available at the time of construction;

    (d) Electric vehicles (EV) charging infrastructure; and

    (e) Comprehensive commissioning and tuning of all major appliances and building services.

296. The applicant has raised concern with the inclusion of external shading to the east, west and northern facades noting that this would compromise the overall design intent of the façade. Based upon the development achieving a 6.7 star NatHERS rating and subject to the condition requiring all apartments to demonstrate cooling loads below 21MJ/m^2, the provision for additional shading is not considered necessary.

297. The applicant has also raised concern with the provision for solar thermal pre-heat to gas hot water as this will likely result in additional piping and storage tanks for each apartment. Given that the roof space of all buildings is largely taken up by the proposed PV system, there is limited space to also accommodate these additional services. On the basis, this suggestion is not proposed to be included by way of condition.

298. In regard to the EV charging infrastructure, the S57A plans have responded by including 6 car spaces with EV charging provision within the ground floor. In addition to this Council's Strategic Transport officer recommended that further infrastructure is installed to future-proof the car parking area and facilitate future EV charging points to be provided. This will be

included as a condition on any permit that issues, along with the remaining ESD improvement suggestions listed above.

Water cycle management

299. The design guidelines refer to the Water Cycle Management section of the ESD and services technical reports. The guidelines also encourage green roofs for areas exceeding 100sqm.

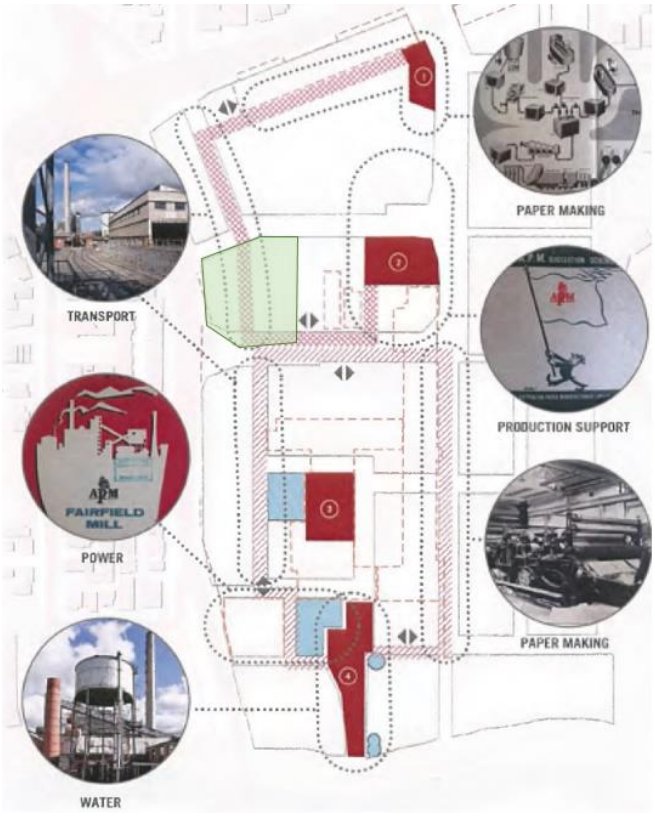
300. A STORM Report has been provided achieving a score of 101%, demonstrating best practice in stormwater management. This relies upon 2,223.4m2 of roof draining to 70kL of storage for toilet flushing. The details have also been included on the plans. Council's ESD advisor was satisfied with the water cycle management processes provided.

301. The roof spaces are largely occupied by the extensive PV solar system, however the report indicates that at least 22% of the site area is covered by vegetation. This includes the Level 1 central courtyard and the Level 10 communal terrace. It is considered however, there are further opportunities to provide landscaping on the Level 6 podium of Building A, which is accessible via the internal corridor. This will be included by way of condition

Heritage Interpretation

302. The design guidelines refer to the Conservation Management Plan for interpretation opportunities. The Conservation Management Plan encourages interpretation strategies such as street names, signage, entry markers, re-used/recycled materials, artwork and the like. It also encourages an interpretation plan to be prepared.

303. Additional detail on the interpretation plan is provided within Section 3.9 (Heritage and Interpretation) of the DP (Part 1). This includes a linear interpretation path through the site as illustrated in the map below.



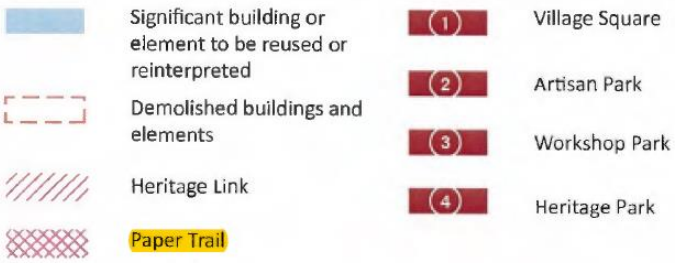


Figure 51: Figure 38 on p52 of the Development Plan (Subject site highlighted in green)

304. No detail has been provided regarding the heritage strategy for the site, and in particular the paper trail connection through the site. There are opportunities for integrating heritage interpretation markers within the Level 1 pedestrian walkway and courtyard. This should be integrated as part of the landscaping plan in consultation with a suitably qualified heritage consultant. This is recommended as a condition on any permit that issues.

Apartment Specific Guidelines

Design treatment for common areas

305. External lighting is encouraged and concealment points avoided. The landscape plan submitted with the application indicates that lighting of the Level 1 courtyardis to be achieved by a combination of low level mounted lighting to the walkways and catenary lighting over the central seating area within the Level 1 courtyard. However, no lighting details have been provided on the plans.A condition of any permit that issues will require lighting details to be included on the landscape plan. This will need to ensure lighting is also provided for all publically accessible walkways, communal courtyards and all entries to the building.

306. The design guidelines also seek to minimise the length of common area internal corridors, encourage natural light and ventilation and provide a minimum corridor width of 1.8m. The proposed internal corridors are all a minimum 1.8m wide, increasing to 2.1m wide within lift lobbies. Each internal corridor also has direct access to natural light, however it is not clear whether operable windows are provided for natural ventilation, as discussed within the assessment above on passive energy efficiency, a condition of any permit that issues will require windows to corridors to be operable.

Parking and driveways

307. The design guidelines indicate that car parking within basements is preferred, or otherwise it should be sleeved with habitable or active uses. Access from a lane or unobtrusive location is also preferred. Car parking entrances should be visually recessive and located generally in accordance with the site guidelines.

308. The proposed development is consistent with the design guidelines, with car parking predominately located within the basement, and where at ground level, this is largely sleaved with active uses or otherwise concealed below ground. The location of the access is generally in accordance with Figure 95 (Transport: Roads, Parking and Waste) of the DP (Figure 49 below), with this connecting to a shared car court with Artisan East from Mills Boulevard. Further assessment of the access and design of the car parking areas is provided within a later section of the report

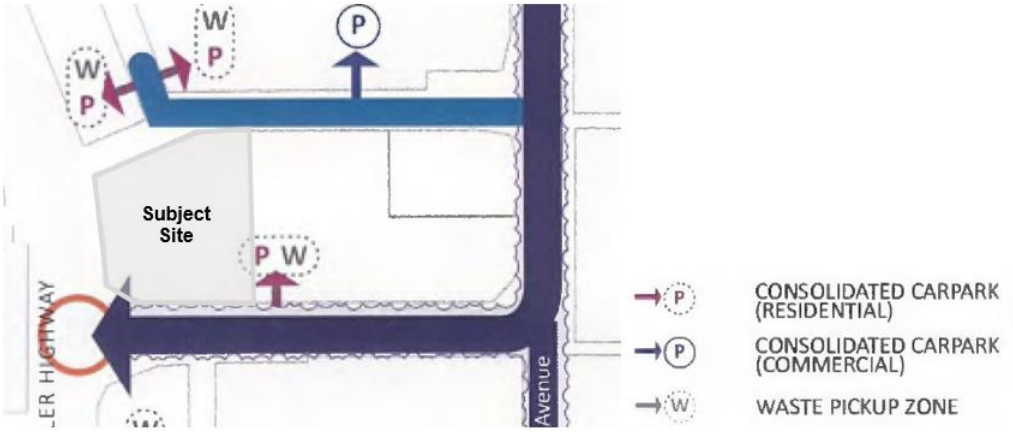


Figure 52 – Figure 95 of the DP - Transport: Roads, Parking and Waste

Waste Management and loading areas

309. The design guidelines require a consolidated waste pick up location consistent with a management plan be provided, with bins to be stored in designated waste storage areas concealed from the street. The plans clearly nominate waste storage areas located internal to the buildings, concealed from public view, with access shared with the vehicle access point to the site.

310. A Waste Management Plan (WMP) has been prepared by Irwin Consult dated 27 July 2020. This includes the following details on waste management:

    (a) Four waste streams including general waste, recycling, glass and food organics are to be provided;

    (b) Collection is to occur up to three times a week for each waste stream;

    (c) All waste is to be collected by a private contractor directly from the basement level waste rooms; and

    (d) Waste vehicles are to enter and exit the site in a forwards direction.

311. Council's City Works Branch has reviewed the WMP and has advised that the report is satisfactory.

<u>Clause 58 (Apartment Developments)</u>

312. The following assessment applies specifically to the proposed residential apartments.

Standard D1 – Urban context

313. This standard has two purposes:

    (a) To ensure that the design responds to the existing urban context or contributes to a preferred future development of the area; and

    (b) That development responds to the features of the site and the surrounding area.

314. These matters are discussed in detail with the assessment of the DP earlier in the report.

Standard D2 – Residential Policies

315. As outlined earlier within the Strategic Justification section, there is general policy support for the proposed development.

Standard D3 –Dwelling diversity

316. The application contains a mix of dwelling types and sizes as encouraged under this Standard. The application plans indicate a distribution of 79 one-bedroom (29%), 186 two-bedroom (68%) and 8 three-bedroom (3%) apartments. While the majority of dwellings within the proposed development are two bedroom, the wider Alphington Paper Mill Site will provide a diverse mix of dwelling sizes, including the three and four bedroom townhouses and detached dwellings approved within Precinct 4.

Standard D4 - Infrastructure

317. As discussed with the DP assessment, it is not clear whether the proposed development has adequately accounted for provision and connection to services, with the plans not showing fire booster cabinets or a substation. This is to be addressed via condition on any permit that issues.

318. Nevertheless, the inclusion of rainwater tanks and a PV array will assist in lessening the demand on existing services.

Standard D5 – Integration with the street

319. Integration with the abutting streetscapes has been discussed previously within the DP assessment.

Standard D6 – Energy efficiency

320. This standard seeks to ensure that buildings are orientated to make appropriate use of solar energy and sited to ensure that the energy efficiency of existing adjoining dwellings is not unreasonably reduced. Dwellings should also not exceed the maximum NatHERS annual cooling load of 21 Mj/M^2 (Climate zone 62 – Moorabbin). As discussed previously, one of the apartments shows an exceedance in the cooling loads, with this to be addressed via condition.

321. Further discussion regarding the energy efficiency of the development has been provided within the DP assessment

Standard D7 – Communal open space

322. This Standard requires developments with greater than 40 dwellings to provide a minimum of 2.5sqm of communal open space per dwelling or 250sqm, whichever the lesser. In the case of the subject site, the lesser is 250sqm. The proposed development provides two landscaped communal open space areas in the form of a central courtyard at Level 1 between the buildings, and the south-east portion at Level 10 of Building B. These areas have been measured by Council officers as approximately 500sqm and 272sqm respectively. This results in a total provision of 772sqm, substantially exceeding the standard.

323. The location and design of the communal open space areas is consistent with Standard D7, such as:

    (a) Passive surveillance opportunities are available to the Level 1 communal open space area, with upper level apartments orientated to overlook this area;

    (b) There will not be any views of the Level 10 roof terrace from apartments above as this is on the uppermost level of Building B, however there will views of this space from the Level 10 lobby area. The provision of the roof terrace also maximises viewing opportunities.

    (c) Landscaping and fencing will provide a buffer between the apartments immediately adjacent to the communal open space areas on Level 1 and 10.

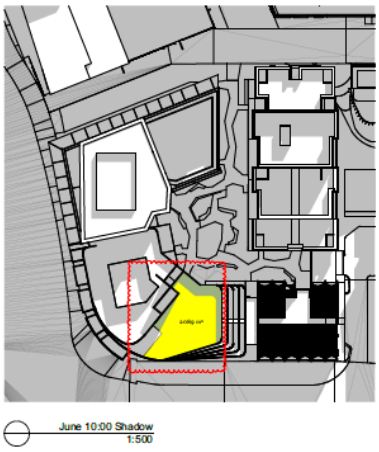
324. The acoustic report submitted with the application indicates that structure borne noise from the roof terrace is to be controlled via compliance with Part 5 of the BCA. Additionally the hours of the terrace are proposed to be restricted from 7am to 10pm by the future Owners Corporation. This was considered acceptable by SLR, who reviewed the report on behalf of Council.

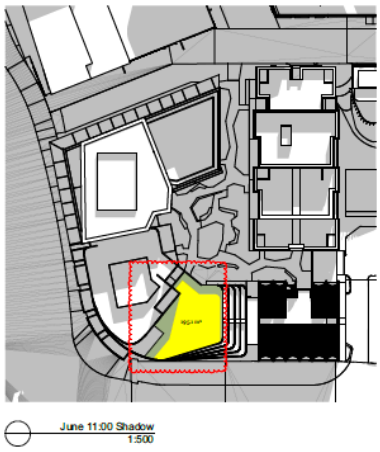
325. There is also an accessible area on the podium at Level 6 of Building A, however this area has not been specifically identified as a communal open space area nor is it landscaped beyond perimeter planter beds. While compliance with Standard D7 does not reply upon this space, it is an opportunity to further improve the residential amenity, noting that this area receives full sun at the winter solstice at 12midday and 1pm (as illustrated in Figure 50). Additionally, given that this space will be overlooked by Apartments A6.01 and A6.05 and levels above, adequate landscaping should be provided to improve this outlook. The greening of roof spaces is also encouraged by the Artisan Precinct design guidelines as previously discussed. However, with activation of this area, additional screening would be required to protect the privacy of Apartments A6.01 and A6.05. This could be readily achieved through the provision of screen planting and fencing as has occurred on the Level 1 and 10 communal terraces and will be conditioned on the plans and landscape plan accordingly.

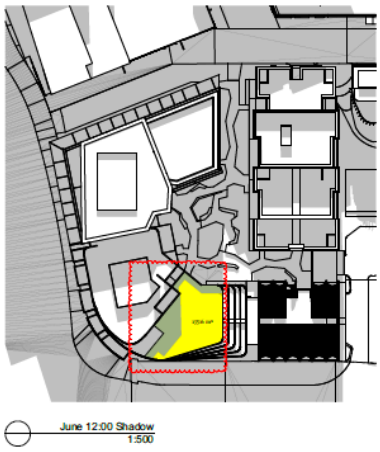
Standard D8 – Solar access to communal open space

326. The standard encourages communal outdoor open space to be located on the northern side of a building if appropriate. It also seeks to ensure at least 50 per cent, or 125sqm, whichever the lesser, of the primary outdoor open space area receives a minimum two hours of sunlight a day between 9am and 3pm on 21 June.

327. The shadow diagrams submitted for 10am to 3pm demonstrate that the Level 1 Communal open space area will be largely in shadow on 21 June. This is to be expected given that it is to the base of the buildings and surrounded by built form on all sides. Furthermore, given that the residents will also have access to the communal terrace on Level 10 of Building B, the extent of shadowing to this area at the winter solstice is acceptable. The shadow diagrams for the winter solstice demonstrate that the Level 10 roof terrace will exceed 50% solar access for a minimum of 3 hours between 10am to 1pm with 298.9sqm at 10am reducing to 141.7sqm at 1pm. This is acceptable and will ensure a high level of amenity for the future residents of the development.







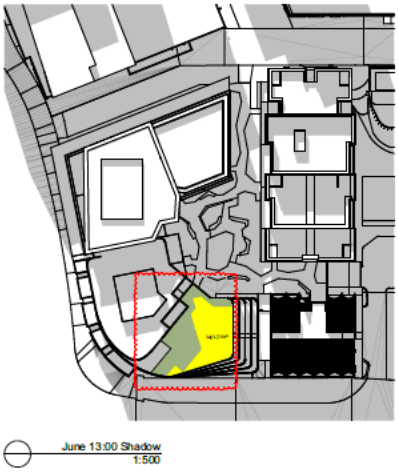


Figure 53 – 21 June Shadows for the communal open space

Standard D9 – Safety

328. This standard seeks to ensure that the layout of development provides for the safety and security of residents and property. The public/private interaction of the development has been discussed within the DP assessment earlier. Standard D9 also encourages good lighting, visibility and surveillance of car parks and internal access ways. The proposed development is considered to achieve this standard in the following ways:

    (a) The carpark is secure and centrally located within the building. It provides an open layout with clear accessibility to the lift cores.

    (b) Indoor corridor spaces are sufficiently wide with two lifts provided to all buildings except Building C for flexibility and safety of movement.

    (c) Details of lighting internal to the building are not provided at planning stage; however it is considered that adequate lighting could be provided to illuminate these areas.

Standard D10 – Landscaping

329. There are no specific landscape control for Precinct 3A within the DP design guidelines.

330. Standard D10 encourages landscape layout and design to achieve the following:

    (a) Be responsive to the site context;

    (b) Protect any predominant landscape features of the area;

    (c) Take into account the soil type and drainage patterns of the site and integrate planting and water management;

    (d) Allow for intended vegetation growth and structural protection of buildings;

    (e) In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals;

    (f) Provide a safe, attractive and functional environment for residents;

    (g) Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration; and

    (h) Maximise deep soil areas for planting of canopy trees.

331. Based on the site area of 4,959sqm, pursuant to Standard D10, deep soil areas of 15% of the site (i.e. 744sqm) should be provided, with a minimum dimension of 6m. This is to support one large tree or two medium trees per 90sqm of deep soil. The proposed development does not indicate that any deep soil areas will be provided, however it does provide substantial areas for planting within garden beds at Levels 1 and 10, including

provision for tree planting with a condition on permit requiring additional landscaping on Level 6. As previously discussed, Council's Open Space and Urban Design Unit have recommended that larger trees be included within the central courtyard at Level 1, with this to be conditioned accordingly.

332. A variation to the deep soil planting areas is also considered acceptable on the basis that the DP already nominates various public open space areas to be delivered as part of the overall development of the former paper mill site equating to 7,500sqm (4.5% of the site). Additionally, a 30m wide linear park is also required to be delivered adjacent to the Yarra River. This provision of open space across the entire development site, in addition to the on-site garden beds, is considered to achieve the landscaping objectives of Standard D10.

Standard D11 – Access

333. This standard relates to the number and location of vehicle access points. The proposed development access arrangements have been discussed within the assessment of the DP and will be further discussed within the car parking assessment later in the report.

Standard D12 – Parking location

334. Lift and stair access is provided from within the car parking areas to all levels of the development. This ensures convenient access for residents and visitors in accordance with Standard D12. The design of the car parking area will be further discussed within the car parking section later within this report.

Standard D13 – Integrated water and stormwater management

335. Integrated water and stormwater management has been discussed previously within the DP assessment of Water Cycle Management.

Standard D14 – Building setbacks

336. This standard provides general guidance on setbacks, including consideration of daylight, overlooking and outlook. These matters have previously been considered within the DP assessment.

Standard D15 – Internal views

337. As discussed within the DP assessment, subject to additional conditions for a minimum 9m separation between Building D with Buildings A and C, internal views have been adequately addressed.

Standard D16 – Noise impacts

338. The proposed development is not located in proximity to noise generating areas as listed under this Standard. However an acoustic report was prepared in accordance with the DP requirements. This has been discussed earlier within the DP assessment.

Standard D17 – Accessibility objective

339. This standard requires at least 50 percent of dwellings to have:

    (a) Clear opening with of at least 850mm at the entrance to the dwelling and main bedroom;

    (b) Clear path with a minimum with of 1.2m connecting a dwelling entry to the main bedroom, an adaptable bathroom and living area;

    (c) Main bedroom with access to an adaptable bathroom; and

    (d) At least one adaptable bathroom meeting Design A and B within Table D4 contained within the Standard.

340. The accessibility design requirements are required to be met for 50% of dwellings. The assessment plans submitted with the application suggest that the accessibility standard has been met for 51.6% of dwellings, exceeding the minimum standard. However, a number of these dwellings do not provide sufficient accessibility, including:

(a) DG.01 – DG.03 – the main entry to these apartments relies upon a 1:8 graded ramp, which is considered too steep for reasonable wheelchair access.

(b) B01.04 and B01.05 – stairs are provided within the internal corridor connecting the building entry to the front door.

341. As previously mentioned, an Access Report is recommended as a condition of permit to assess the level of compliance of the proposal with DDA, the condition will also require that the report assess the accessibility of the above apartments, with any recommendations to ensure equitable access is provided to be implemented on the plans accordingly.

342. Additionally, not all front doors have been dimensioned on plans to confirm they comply with the standard. This will be conditioned accordingly. The accessible bathrooms with Design Option B are not compliant with Table D4, with the toilet not located closest to the door opening. A condition will require the layout of the accessible bathrooms to comply.

Standard D18 – Building entry and circulation

343. The standard encourages entries to be visible and easily identifiable as well as providing shelter and a sense of personal address. There is also further guidance on the layout and design of buildings. These matters are also covered within the DP Design Guidelines and have been assessed earlier in this report.

Standard D19 – Private open space

344. The private open space provision has been discussed within the DP assessment based upon the rates contained within design guidelines.

Standard D20 – Storage

345. The standard encourages each dwelling to have convenient access to usable and secure storage space in accordance with Table D6 (below)

Table D6 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

346. Storage cages are shown on the plans as a mix of above bonnet storage units and separate stand-alone storage units. The Clause 58 compliance tables included on plans TP405 to TP416 confirm that all dwellings achieve the minimum internal and total storage volumes of Table D6 above.

Standard D21 – Common property

347. This standard states that developments should clearly delineate public, communal and private areas. Common property should also be functional and capable of efficient management.

348. Where private areas are adjacent to communal areas, such as on the podium level, these areas are clearly delineated by fencing. The communal areas are functional and readily accessible from communal corridors and lifts. The proposed common property areas do not

appear to create any spaces that would be difficult to maintain by a future Owners Corporation.

Standard D22 – Site services

349. Site services and mailbox locations have been discussed earlier within the assessment of the DP design guidelines.

Standard D23 – Waste and recycling

350. Waste management for the site has previously been discussed under the DP Design Guidelines.

Standard D24 – Functional layout

Bedrooms

351. Table D7 within Standard D24 states that the main bedroom should have minimum dimensions of 3.4m x 3m with remaining bedrooms of 3m x 3m. This is to exclude wardrobes. The Clause 58 plans on TP405 – TP416 show that the majority of rooms comply, however there are some irregular shaped rooms where the rectangular dimensions are not strictly met. These are identified in the table with a blue tick and asterisk. The variations to the standard are minor, typically affecting corners, with one of the most significant non-compliant bedrooms shown in Figure 54 below. These variations are not considered consequential to the functionality of the bedroom.

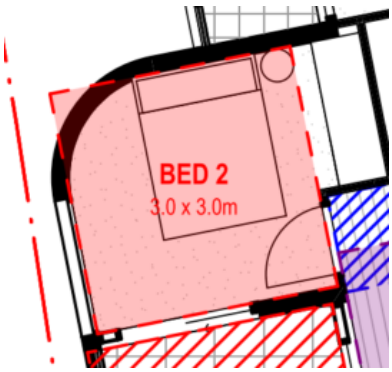


Figure 54: Non-compliant bedroom of Apartment B03.08

Living areas

352. Table D8 within Standard D24 specifies a minimum area of 10sqm and width of 3.3m be provided for single bedroom dwellings, and a minimum area of 12sqm with a minimum width of 3.6m for two or more bedroom dwellings. This is to exclude kitchen and dining areas. The clause 58 plans on TP405 – TP416 show these to be largely met, however like the bedroom dimensions, some of the irregular shaped rooms do not strictly meet these requirements. However, where variations occur, they are minor (with one of the more significant variations shown within Figure 55 below) and would not impact the functionality of the rooms.



Figure 55: non-compliant living room of Apartment A3.09

Standard D25 – Room depth

353. This Standard discourages single aspect rooms exceeding a room depth of 2.5m times the ceiling height. The section drawings suggest that floor to ceiling heights to living rooms are 2.7m, thus room depths should not exceed 6.75m.

354. The standard states however, that this can be increased to 9m for single aspect open plan habitable rooms, provided that the kitchen is the furthest from the window and the ceiling is at least 2.7m high. The clause 58 plans on TP405-416 confirm that this standard is met for the majority of dwellings except for apartment A2.03, A2.04 and the respective apartments on Levels 3 to 5 above. These apartments have an open plan living depth of 9.1m, which only marginally exceeds the maximum depth of 9m (given the kitchens are located at the furthest point). However, as illustrated in the image below, these rooms are particularly narrow at 3.3m wide and are glazed for part of the external façade. On this basis, the level of daylight to these rooms is likely to be substandard. A condition of permit is required that these apartments are redesigned to comply with Standard D25.

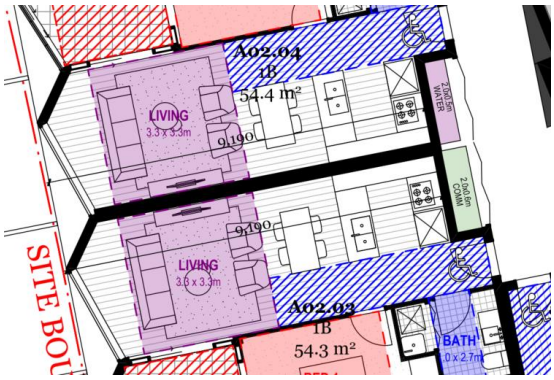


Figure 56: Non-compliant room depth in apartments A02.03 & A02.04

Standard D26 – Windows

355. This standard requires all habitable room windows to have a window to an external wall of a building. Where a window providing daylight is to a smaller secondary area within a bedroom, the secondary area needs to be clear to the sky, a minimum width of 1.2m and maximum depth of 1.5 times the width. Within Building B, Apartment B02.07, and respective levels above have a bedroom that relies on a smaller secondary area for light as illustrated in the image below. This secondary area is 1.2m wide and 0.8m deep, thereby complying with the size requirements. However, the windows face onto a small balcony, therefore the windows of the levels below are not clear to the sky. To ensure that adequate natural light will be provided to this bedroom, a condition will be added to any permit that issues requiring that these windows to be clear to the sky i.e. the balconies from Levels 3 and above are deleted.

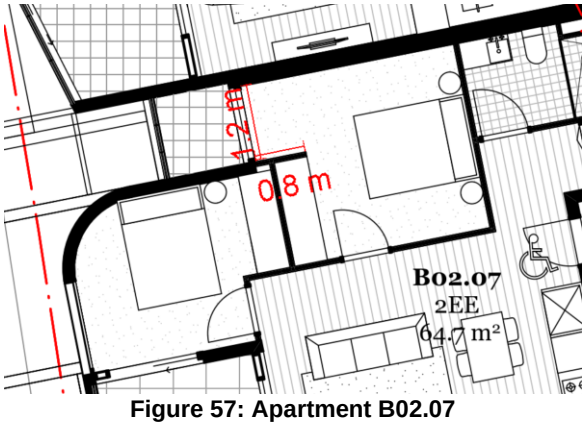


Figure 57: Apartment B02.07

Standard D27 – Natural ventilation

356. This standard encourages that at least 40 per cent of dwelling provide effective cross ventilation that has:

    (a) A maximum breeze path through the dwelling of 18m;

    (b) Minimum breeze path through the dwelling of 5m; and

    (c) Ventilation openings with approximately the same area.

357. The clause 58 table suggests that this is met for a minimum of 45.8% of the development consistent with the standard. Council's ESD advisor was satisfied that the proposed development would provide adequate natural ventilation provided that operable windows to habitable windows were provided. As previously discussed, the operability of windows will be required to be shown on plans as well as elevations for clarity. Furthermore, it has also been identified within the DP assessment that there are numerous opportunities to improve the cross ventilation within habitable rooms by providing operable glazing to two sides of the room. This is to be conditioned accordingly.

Car parking, Bicycle facilities, Design and Access and Traffic generation

Car Parking

358. The development contains 315 car spaces, with 282 resident spaces and 33 visitor spaces. This exceeds the statutory requirement for resident spaces by one space but is less than the statutory requirement for visitors by 21 spaces.

359. However, the endorsed Traffic Management Plan within Volume 2 of the DP supports a reduced rate for visitor parking of 0.12 per dwelling for apartment developments. Applying this would generate a requirement of 32 visitor spaces. The proposal exceeds this by one space. On this basis, the on-site parking provision is considered acceptable.

Bicycle Facilities

360. The development requires 55 resident bicycle spaces and 27 visitor bicycle spaces to be provided on the site under Clause 52.34. A total of 333 bicycle spaces are provided, with 273 for residents and 60 for visitors. As such, these requirements are substantially exceeded.

361. The residential bicycle space provision meets SDAPP best practice of 1 space per dwelling (i.e. 273 spaces). The BESS best practice standard for visitor spaces is also almost met, with this recommending 0.25 visitor spaces per dwelling (i.e. 68 spaces). The visitor bicycle space provision was notably increased as part of the S57A to more closely achieve best practice, with 28 spaces initially provided. While Council's Strategic Transport Unit was comfortable with the original provision of 28 visitor spaces, the increased capacity is considered an improved outcome.

362. The resident bicycle spaces are located within a single secure storage cage within the ground floor, conveniently accessible with direct access via Mills Boulevard, or the lobby entry to Building C, the lift shaft to Building B or the ground floor car park. Approximately 35% of spaces appear to be horizontal spaces (with these showing a longer space), which would exceed the Australian Standard AS2890.3 of 20%. However, the horizontal spaces are not clearly marked, with this to be clarified by condition on any permit that issues.

363. The visitor bicycle spaces are all horizontal spaces and are dispersed across the ground and first floor levels. The design and location of these spaces are appropriate and facilitate convenient use of visitor spaces. However, dimensions of these spaces have not been provided, nor have the clearances from any walls or accessways. This was also raised by Council's Open Space and Urban Design Units, who recommended that minimum clearance dimensions are added to ensure that bicycles can be comfortably accommodated within each

of the spaces, and without obstructing any accessways. This detail will be conditioned accordingly.

364. The design and location of these spaces has also been reviewed by Council's Strategic Transport Unit and deemed acceptable. It was requested by Council's Strategic Transport Unit that the bicycle spaces be individually numbered on the plans for ease of reference. This change was made as part of the S57A Amendment.

Design and Access

365. The car parking design and access arrangements have been assessed by Council's Engineering Services Unit under clause 52.06-9 of the Scheme and relevant clauses of the Australian/New Zealand Standards AS/NZS 2890.6:2009. While this was considered to be largely satisfactory, the following additional dimensions have been requested by Council's Engineering Services based upon the original plans:

(a) Clearances of car spaces to wall

(b) Dimension of the blind aisle extension at the south-west corner of the ground floor car park.

366. These dimensions have been added to the S57A plans, with the clearance to the walls annotated as a minimum 300mm and the blind aisle extension dimensioned as 1.17m. As these items have been addressed, no further conditions are required.

Traffic Generation

367. The Traffic Impact Assessment submitted with the original application prepared by GTA and dated 26 November 2019 anticipate an additional 960 vehicle movements per day, with 96 vehicle movements during a peak hour.

368. While Council's Engineering Service Unit raised no concern with the traffic movements associated with the subject development, they requested further detail regarding the potential cumulative impact from other approved developments on the intersections of Chandler Highway/Mills Boulevard and Mills Boulevard/Heidelberg Road, querying whether these are in line with those contemplated in the endorsed Traffic Management Plan (TMP) within Volume 2 of the DP.

369. GTA has clarified that the microsimulation modelling approved for the endorsed TMP contemplates up to 2,500 dwellings (including supplementary retail and commercial uses) within the full development of the master plan. Based upon the current development applications that have either been constructed, approved or under consideration, an estimate of 2,370 dwellings is expected within the full development of the masterplan. As the expected number of dwellings is less than original contemplated within the TMP and the previous microsimulation modelling, the approved and future development precincts are expected to generate less traffic that accounted for in the endorsed TMP. Based upon this further clarification, the traffic impact from the development, and the overall site is considered satisfactory.

External Consultation

370. None as advised earlier, the application is exempt from the notice and appeal provision of the *Planning and Environment Act 1987.*

Internal Consultation (One Yarra)

371. A number of internal departments were referred the application and their comments form part of this report.

Financial Implications

372. None at this stage. However, there is a risk for a challenge of any decision Council makes at the Victorian Civil and Administrative Tribunal.

Economic Implications

373. The proposal would facilitate economic growth through construction related jobs and introduction of additional residents to the area.

Sustainability Implications

374. Sustainability has been considered as part of the assessment of the application.

Social Implications

375. No particular social implications are known.

Human Rights Implications

376. No Human Rights implications are known.

Communications with CALD Communities Implications

377. No CALD community implications are known.

Council Plan, Strategy and Policy Implications

378. All relevant policies have been referenced within the report.

Legal Implications

379. None.

Conclusion

380. Based on the above assessment and subject to the conditions discussed throughout, the proposal is considered to substantially comply with the relevant planning policy pursuant to the Yarra Planning Scheme and the aspirations of the Alphington Paper Mill Development Plan December 2016 for the Artisan West Precinct.

381. Subject to the proposed reduction in the overall scale of Buildings A, B and D as previously discussed, it is considered that the proposed development would contribute positively to the former Alphington Paper Mill development site, providing an appropriate transition in height along Chandler Highway and should therefore be supported.

RECOMMENDATION

1. That Council:
   (a) note the report of officers assessing the planning permit application; and
   (b) Advise the Tribunal that if it were it a position, it would have issued Planning Permit PLN19/0841 for Construction of a multi-storey apartment building and a reduction of the statutory car parking requirements generally in accordance with the Development Plan, generally in accordance with the plans and reports noted previously as the “decision plans” and subject to the following conditions set out below.

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 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 Drawing Ref. TP107, TP200- TP308, TP422, TP500 prepared by DKO Architecture (Vic.) Pty Ltd dated 28 July 2020 but modified to show:
   (a) Deletion of Levels 11 and 12 to Building A;
   (b) Deletion of Levels 6 and 7 to Building B;
   (c) Deletion of Levels 3, 4 and 5 to Building D;

(d) A minimum separation of 9m between Building A and Building D;

(e) A minimum separation of 9m between Building C and Building D;

(f) Conditions 1(d) and (e) to be met whilst maintaining compliance with Clause 58.07 (Internal Amenity) of the Yarra Planning Scheme;

(g) North-south pedestrian link clearly marked and labelled as the 'Paper Trail';

(h) Dimension the clearance height of the canopy from the footpath/walkway, achieving a minimum clearance of 2.7m and a minimum setback of 0.75m from the edge of the kerb to Chandler Highway;

(i) Confirmation that levels of Mills Boulevard reflect approved streetscape plan (i.e. *Yarrabend – Park Precinct, Mills Boulevard; Ref 22185E/G);*

(j) Detailed survey of Chandler Highway demonstrating alignment of levels at entry points;

(k) Dimension clearance length of 1.8m for visitor bicycle spaces, with 500mm clearance from hoops to any walls and accessways;

(l) Access doors into the lobby of Building B to not open outward and be positioned centrally to the landing area;

(m) Location and details of lighting to all lobby areas and dwelling entrances;

(n) External doors and walls to Buildings A and D entrance lobbies to be composed of clear glazing;

(o) Redesign of Apartment B2.04 to re-orientate the bedroom from facing into the void area to the pedestrian entry/lobby;

(p) Location of awning windows to be clearly depicted on floor plans (consistent with elevations);

(q) Operable windows to be included on two or more sides of a bedroom or living room where glazing is provided;

(r) Reconfiguration of Apartments CG.01-CG.03 to:

  (i) Provide living areas at Level 1;

  (ii) Provide a balcony at Level 1 with a minimum dimension of 2m and an area in accordance with the Artisan Precinct Design Guidelines of the Alphington Paper Mill Development Plan; and

  (iii) Demonstrate compliance with Clause 58.07 (Internal Amenity) of the Yarra Planning Scheme;

(s) Location of the fire booster cabinet/s and/or substation concealed from the public realm or otherwise suitably integrated into the development unless confirmation is provided by the relevant authorities that these services are not required;

(t) Confirmation that the location of the mailboxes for Building A is supported by Australia Post or otherwise relocated to a suitable location in accordance with the Artisan Precinct Design Guidelines of the Alphington Paper Mill Development Plan;

(u) Balconies to Apartments A1.02 and A1.03 increased to a minimum dimension of 2m, with the balcony area accurately calculated;

(v) Balconies to Apartment B02.05 (and balconies to levels above) and Apartment B3.05 (and levels above) accurately sized at a minimum of 8sqm;

(w) Easternmost balconies to the upper levels of Building B (i.e. Apartments B7.02, B7.03, B8.02 and B9.02) to comply with the Artisan Precinct Design Guidelines for private open space for 1 or 2 bedroom apartments and Clause 58.05-3 (private open space) of the Yarra Planning Scheme for any three or more bedroom apartments;

(x) Location of air-condensers to be concealed from the public realm and to not

obstruct/reduce minimum balcony areas and dimension pursuant to Artisan Design Guidelines of the Alphington Paper Mill Development Plan;

(y) Operable windows to internal corridors shown on both plans and elevations to all buildings;

(z) Measures to reduce unreasonable overlooking from the Level 6 podium into Apartments A0.601 and A6.05;

(aa) Dimension of front doors to all accessible apartments dimensioned in accordance with clause 58.05-1;

(bb) Bathrooms to accessible apartments to demonstrate full compliance with either Option A or Option B in Table D4 of clause 58.05-1;

(cc) Apartments A2.03 and A2.04 (and respective apartments above on Levels 3 to 5) to be redesigned to comply with Standard D25 (Room Depth) of Clause 58.07-2 of the Yarra Planning Scheme.

(dd) Recessed bedroom of Apartment B2.07 and respective apartments to levels above to be provided with windows clear to the sky (i.e. not covered by a balcony);

(ee) Horizontal residential bicycle spaces clearly identified, with a minimum 20% to be provided;

(ff) Plan notations confirming the following infrastructure:

(i) One or more distribution boards within each basement level with capacity for future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

(ii) A scalable load management system to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand;

(iii) Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers;

Reports

(gg) Any amendments as required by the endorsed Access Report pursuant to condition 10 to be shown on the plans;

(hh) any requirements as a result of the endorsed Sustainable Management Plan report pursuant to condition 12 to be shown on plans;

(ii) any requirements as a result of the endorsed Acoustic Report pursuant to condition 14 to be shown on plans;

(jj) any requirements as a result of the endorsed Environmental Wind Assessment pursuant to condition 17 to be shown on plans; and

(kk) any amendments as require by the endorsed Landscape Plan pursuant to condition 19 to be shown on plans.

Ongoing Architect Involvement

2. As part of the ongoing consultant team, DKO Architecture (Vic.) Pty Ltd 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.

General

3. The development as shown on the endorsed plans must not be altered (unless the Yarra

Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

4. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

5. Before the buildings are 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.

6. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

7. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

8. Before the buildings are occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Façade Strategy

9. 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;

   (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, including any vegetation; and

   (d) a sample board and coloured drawings outlining colours, materials and finishes.

Access Report

10. Before the development commences, an Access Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Access Report will be endorsed and will form part of this permit. The Access Report must be prepared by a suitably qualified Access Consultant and include, but not be limited to, the following:

    (a) Provide an access evaluation of the publically accessible areas including the main lobby entries to all buildings, the north south connection from the northern access street to Mills Boulevard, the communal open space areas and the bicycle storage area;

    (b) Provide an access evaluation for the accessible apartments nominated within the Clause 58 Overlay Plans (TP404 – TP416), with specific reference to Apartments B01.04, B01.05 and DG.01 to DG.03; and

    (c) Recommendations to ensure safe, dignified and equitable access is provided in accordance with the Disability Discrimination Act (DDA).

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

Sustainable Management Plan

12. Before the development commences, an amended Sustainable Management Plan (SMP) 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 SMP must be generally in accordance with the Sustainable Management Plan prepared by Cundall and dated 24

August 2020, but modified to include or show:

(a) All dwellings designed to not exceed the 21MJ/m^2 cooling loads, with sample testing to include the top-most north-western apartment of Building A;

(b) Recycled content be specified for concrete and steel;

(c) All timber to be FSC certified;

(d) Windows to internal corridors to be operable;

(e) Heating and cooling to be a minimum of 3 stars specified and within one star of the most efficient or 85% of best energy performing unit available at the time of construction;

(f) Electric Vehicle infrastructure as follows:

(i) One or more distribution boards within each basement level with capacity for future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

(ii) A scalable load management system to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand; and

(iii) Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers;

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

Acoustic Reports

14. 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 Acoustic Logic and dated 25 November 2019, but modified to include (or show, or address):

(a) Confirmation that hourly road traffic noise targets are to be met for all hours; and

(b) Undertake further traffic noise level testing accompanied by traffic counts.

15. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

16. Ongoing involvement of Acoustic Logic or otherwise suitably qualified acoustic consultant to the satisfaction of the Responsible Authority, to advise on acoustic measures at detailed design stage of the development.

17. Prior to the occupation of the development, or at a later date as agreed in writing by the Responsible Authority, a further Acoustic Report prepared by Acoustic Logic or another suitably qualified acoustic engineer, must be submitted to and approved by the Responsible Authority. Once approved by the Responsible Authority, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess whether the noise measures contained within the endorsed acoustic report required pursuant to Condition 14 have been implemented and whether they achieve the necessary noise targets contained within.

Wind Assessment Report

18. Before the development commences, an amended Environmental Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Environmental Wind Assessment will be endorsed and will form part of this permit. The amended Environmental Wind

Assessment must be generally in accordance with the Environmental Wind Assessment prepared by MEL Consultants dated 23 July 2020 but modified to include (or show):

(a) An assessment of the impact upon environmental wind conditions as a result of the amendments pursuant to Condition 1 of this permit;

(b) Demonstrate compliance with the walking criteria for Location 'T1' without the reliance on vegetation;

(c) Demonstrate compliance with the walking criteria for the Level 6 podium of Building A; and

(d) An assessment of the environmental wind conditions within private balconies.

19. The provisions, recommendations and requirements of the endorsed Environmental Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscaping

20. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by MDG and dated 30 July 2020, but modified to include (or show):

(a) Consistency with the architectural drawings pursuant to Condition 1;

(b) Any amendments as required by the endorsed Access Report pursuant to condition 10;

(c) Addition planting and landscaping details for the Level 6 podium terrace of Building A;

(d) Screen planting to minimise views from the Level 6 podium into Apartments A6.01 and A6.05;

(e) Location and details of lighting to illuminate the publically accessible walkways, communal courtyards, building and dwelling entries;

(f) North-south pedestrian link clearly marked and labelled as the 'Paper Trail'

(g) Details of the endorsed Heritage Interpretation Strategy pursuant to Condition 22;

(h) Location and details of wayfinding signage;

(i) Dimension minimum path widths within the Level 1 pedestrian connection and along the northern side of the site;

(j) Pavement material within the northern setback integrated with the pavement materials of the private road to the north;

(k) Details of pavement hierarchies with consistent application (e.g. signifying private residential, lobby entries, public accessways);

(l) Large feature tree(s) within the central courtyard, with use of strata cells or similar;

(m) Garden beds contained within title boundaries i.e. not projecting into Chandler Highway;

(n) Reduced Levels (RL) at all building entries and street interfaces;

(o) Grades of all pavements, including details of significant falls (i.e. steeper than 1:33 and 1:20);

(p) Show any required tactiles and handrails, to be accommodated within title boundaries.

(q) Drainage pits and associated RL details;

(r) Any exposed drainage infrastructure (e.g. trench grates);

(s) Green wall system to include intermediate planter boxes at every second floor;

(t) Nominated plant species, including plant quantities for each location;

(u) Annotate volume of growing media for all tree planting and depths of garden beds for low planting;

(v) Maintenance program for all landscaped areas, garden beds and climbing plant species, planter boxes on balconies and terraces; and

(w) Details of mulch, confirming suitability of mulch on higher levels is suitable to withstand environmental conditions such as wind erosion.

21. Before the building is occupied, or such later date as is approved by the Responsible Authority, the landscaping works shown on the endorsed landscaping plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans 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;

(c) Functioning irrigation system to all planted areas, and

(d) replacing any dead, diseased, dying or damaged plants,

all to the satisfaction of the Responsible Authority.

Heritage Interpretation Strategy

22. Before the development commences, a Heritage Interpretation Strategy to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Heritage Interpretation Strategy will form part of this permit. The Heritage Interpretation Strategy must be prepared by a suitably qualified heritage consultant and include/show:

(a) Within the 'Paper Trail' north-south link and other publically accessibly areas, site heritage interpretation signage, entry markers, re-used/recycled materials, artwork generally in accordance with the endorsed Conservation Management Plan under Volume 2 of the Alphington Paper Mill Development Plan.

Lighting

23. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkways and dwelling entrances must be provided. Lighting must be:

(a) located;

(b) directed;

(c) shielded; and

(d) of limited intensity,

to the satisfaction of the Responsible Authority.

Waste Management Plan

24. 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 Irwin Consult and dated 27 July 2020, but modified to include:

(a) Any changes required as a result of the amended plans pursuant to Condition 1.

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

Green Travel Plan

26. Before the development commences, 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 GTA Consultants and dated 26 November 2019, but modified to include or show:

    (a) Updated visitor bicycle space provision; and

    (b) Any other changes as a result of the amended plans pursuant to Condition 1.

27. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Department of Transport (Conditions 27-31)

28. Unless otherwise agreed in writing with the Head, Transport for Victoria (TfV) before the commencement of the development, excluding excavation, piling, site preparation works, amended plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

    (a) new/updated bus shelter and all associated infrastructure in an agreed location on Grange Road (west side north bound);

    (b) the inclusion of Passenger Information Displays (PIDS) in the vicinity of the bus stop;

    (c) the bus stop clear of any street furniture and obstacles; and

    (d) a design compliant with the Disability Discrimination Act 1992 (Cth);

    all to the satisfaction of the TfV.

29. Prior to the occupation of the development, all works outlined on the endorsed plans for the updated bus stop, must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria.

30. Prior to the occupation of the development, the Head, Transport for Victoria must be provided with GPS co-ordinates of the bus stop(s) and high-resolution photos (300dpi) of the bus stop (streetscape perspective including the entire stop) to the satisfaction of the Head, Transport for Victoria.

31. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Chandler Highway is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Head, Transport for Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing bus.stop.relocations@transport.vic.gov.au

32. The permit holder must ensure that public transport infrastructure is not altered without the consent of the Head, Transport for Victoria or damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

Section 173 – Pedestrian Link

33. Unless otherwise agreed by the Responsible Authority, prior commencement of the development authorised by this permit, 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) Upon completion of the development, the Owner must provide unfettered 24 hour access to the north-south pedestrian link (Paper Trail);

(b) The owner is responsible for maintaining the north-south pedestrian link at the cost of the owners of the site and to the satisfaction of the Yarra City Council; and

(c) The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the public liability and indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land described in condition 22(a).

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.

Developer Contributions

34. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Road Infrastructure

35. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, vehicle access from Mills Boulevard 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.

36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, pedestrian access adjacent to the eastern boundary to the ground level dwellings and lobbies of Buildings C and D from Mills Boulevard 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.

37. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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:

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the Responsible Authority.

38. Before the buildings are occupied, the footpaths, kerbs, channels and roadways adjacent to the site are to be constructed to the satisfaction of the Responsible Authority.

Car parking

39. Before the building 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.

Construction Management

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

    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;

    (b) works necessary to protect road and other infrastructure;

    (c) remediation of any damage to road and other infrastructure;

    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

    (e) facilities for vehicle washing, which must be located on the land;

    (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

    (g) site security;

    (h) management of any environmental hazards including, but not limited to,:

        (i) contaminated soil;

        (ii) materials and waste;

        (iii) dust;

        (iv) stormwater contamination from run-off and wash-waters;

        (v) sediment from the land on roads;

        (vi) washing of concrete trucks and other vehicles and machinery; and

        (vii) spillage from refuelling cranes and other vehicles and machinery;

    (i) the construction program;

    (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

    (k) parking facilities for construction workers;

    (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

    (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

    (n) measures to maintain the access and integrity of the continuous bike path along Heidelberg Road;

    (o) 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;

    (p) 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;

    (q) 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

(r) any site-specific requirements.

During the construction:

(s) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(t) 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;

(u) vehicle borne material must not accumulate on the roads abutting the land;

(v) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(w) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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

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

43. 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 am or after 6 pm;

(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or

(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time Expiry

44. This permit will expire if:

(a) the development is not commenced within two years of the date of this permit; or

(b) the development is not completed within four years of the 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:

Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

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.

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

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

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

All future property owners, occupiers or visitors, within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

CONTACT OFFICER: **Mary Osman**
TITLE: **Manager Statutory Planning**
TEL: **9205 5334**

Attachments

1⇩ Decision Plans
2⇩ Department of Transport Referral Comments
3⇩ External Urban Designer Comments - Mark Sheppard (Kinetica)
4⇩ External Urban Designer Additional Comments - Mark Sheppard (Kinetica)
5⇩ Applicant's Urban Designer Comments - Rob McGauran (MGS)
6⇩ Open Space/Urban Design Comments (streetscape works)
7⇩ ESD Officer Comments
8⇩ Engineering Services Unit Comments
9⇩ Engineering Services Unit Additional Comments
10⇩ Strategic Transport Unit Comments
11⇩ City Works Unit Comments (Waste Management Plan)
12⇩ SLR Acoustic Consultant Comments
13⇩ Vipac Wind Consultant Comments

Attachment 1 - Decision Plans

Artisan West Apartments

Artisan Precinct

Town Planning Submission



Development Summary

1 Bedroom:	79
2 bedroom:	186
3 Bedroom:	8
Total Units:	273

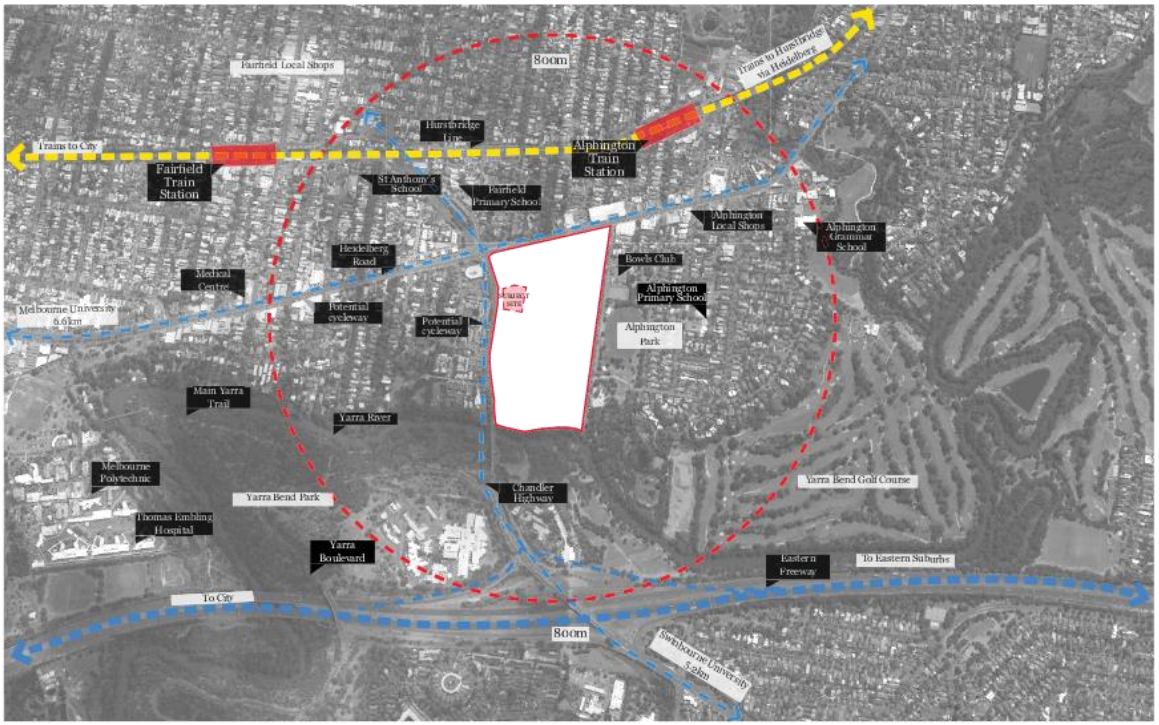
Site Area:	4,959m²
Bicycle Parks:	333
Residential Carparks:	282
Visitor Carparks:	33
Total Carparks:	315

Sheet No	Sheet Name	Scale	Rev
TP000	Title Page	NTS	
TP100	Site Analysis	NTS	
TP101	Site Analysis	NTS	
TP102	Site Analysis	NTS	
TP103	Opportunities and Constraints	NTS	
TP104	Opportunities and Constraints	NTS	
TP105	Design response	NTS	
TP106	Design Response	NTS	
TP107	Locality Plan	1:500	
TP108	Site Plan	1:300	D
TP200	Basement Floor Plan	1:200	D
TP201	Basement Floor Plan	1:200	D
TP202	Ground Floor Plan	1:200	D
TP203	Level 1 Floor Plan	1:200	D
TP204	Level 2 Floor Plan	1:200	D
TP205	Level 3 Floor Plan	1:200	D
TP206	Level 4 Floor Plan	1:200	D
TP207	Level 5 Floor Plan	1:200	D
TP208	Level 6 Floor Plan	1:200	D
TP209	Level 7 Floor Plan	1:200	D
TP210	Level 8 Floor Plan	1:200	D
TP211	Level 9 Floor Plan	1:200	D
TP212	Level 10 Floor Plan	1:200	D
TP213	Level 11 Floor Plan	1:200	D
TP214	Level 12 Floor Plan	1:200	D
TP215	Roof Plan	1:200	D
TP300	Elevations - North	1:200	D
TP301	Elevations - East	1:200	D
TP302	Elevations - South	1:200	D
TP303	Elevations - West	1:200	D
TP304	Sections - Sheet 1	1:200	D
TP305	Sections - Sheet 2	1:200	D
TP306	Sections - Sheet 3	1:200	D
TP307	Section - Urban Sight Line	1:300	
TP308	Section - Chandler Highway	1:300	
TP400	Shadows - 22 Sept 9am-10am	1:600	D
TP401	Shadows - 22 Sept 11am-12pm	1:600	D
TP402	Shadows - 22 Sept 1pm-2pm	1:600	D
TP403	Shadows - 22 Sept 3pm	1:600	D
TP404	Level G - Clause 58 Overlay	1:200	D
TP405	Level 1 - Clause 58 Overlay	1:200	D
TP406	Level 2 - Clause 58 Overlay	1:200	D
TP407	Level 3 - Clause 58 Overlay	1:200	D
TP408	Level 4 - Clause 58 Overlay	1:200	D
TP409	Level 5 - Clause 58 Overlay	1:200	D
TP410	Level 6 - Clause 58 Overlay	1:200	D
TP411	Level 7 - Clause 58 Overlay	1:200	D
TP412	Level 8 - Clause 58 Overlay	1:200	D
TP413	Level 9 - Clause 58 Overlay	1:200	D
TP414	Level 10 - Clause 58 Overlay	1:200	D
TP415	Level 11 - Clause 58 Overlay	1:200	D
TP416	Level 12 - Clause 58 Overlay	1:200	D
TP421	Rooftop Solar Amenity	1:500	D
TP422	Overlooking Analysis	1:50	
TP423	Overshadowing Studies - Artisan East	NTS	
TP424	Overshadowing Studies - Building B	NTS	
TP425	Overshadowing Studies - Building B	NTS	
TP426	Overshadowing Studies - Building D	NTS	
TP427	Overshadowing Studies - Building D	NTS	
TP500	Development Summary	NTS	D

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Builder/Contractor shall visit job where any job commences & get all discrepancies shall be submitted to & clarified on all dimensions. All drawings shall be submitted to & clarified on all dimensions. All drawings shall be submitted to & clarified on all dimensions. All drawings

Attachment 1 - Decision Plans



- The subject site is located in Alphington, between Heidelberg Rd and the Yarra River, within the larger Alphington Paper Mill redevelopment site.

- The Alphington Paper Mill site is one of the largest redevelopment sites in the City of Yarra.

- Access to transport to the city, including Hurstbridge line trains, the Eastern Freeway and the Yarra Trail.

- Existing suburban character is of low density dwellings and extensive open space.

- Local shops and parklands are within walking distance.

- Local schools include Alphington Primary School, Fairfield Primary School, St Anthony's School and Alphington Grammar School.

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Rev.	Date	By	Chd	Description
-	22/11/19	BL	TM	Town Planning
A	27/07/20	AWEN	TM	For Review
C	21/07/20	JWEN	TM	For Coordination
D	24/07/20	PT	BN	RFI

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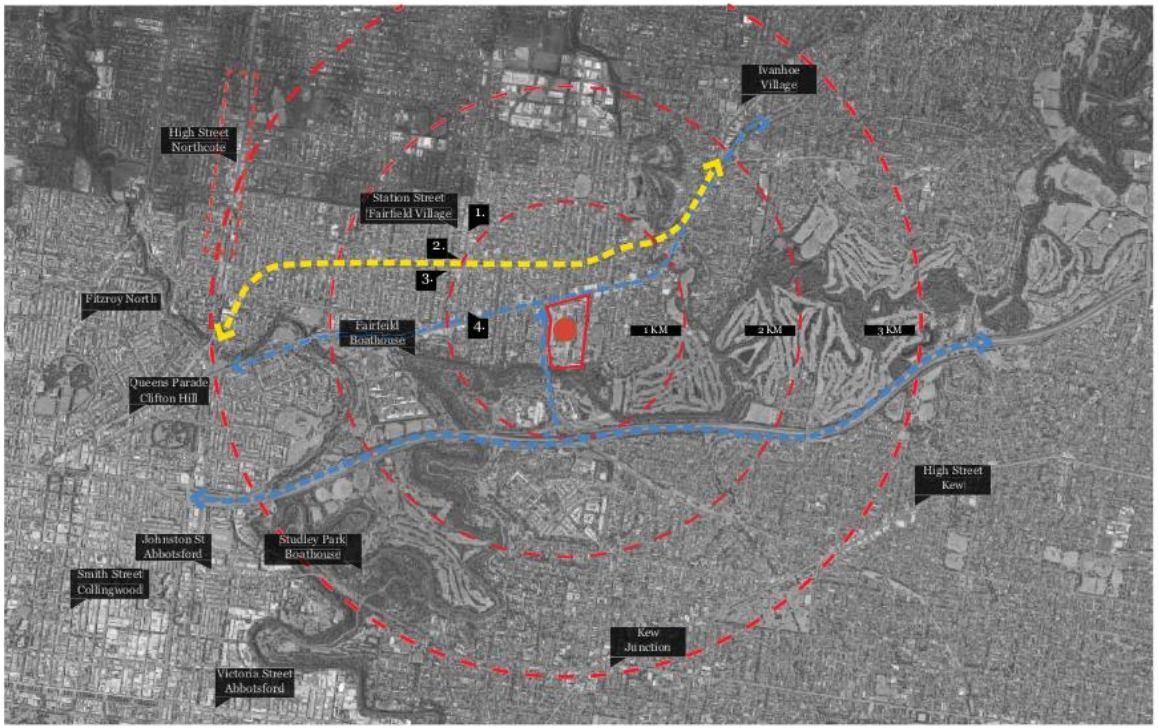
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www.DKO.com.au
ABN: 61 41 378 656

Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, BL, JW, BN
Checked By	BM
Date	28/07/20
Scale	NTS
Drawing Series	Site Series
Drawing Name	Site Analysis
Drawing Number	TP100
Revision	-

Printed: Tuesday, 28 July 2020

Attachment 1 - Decision Plans



— Station Street Fairfield or 'Fairfield Village' is the nearest 'main street' type hospitality precinct and is approximately 1km from the subject site. Fairfield village includes several café's and eating venues of note (refer to next page)

— The site and the greater neighbourhood are not especially well serviced in terms of hospitality precincts and venues. Particularly to the northeast, towards Ivanhoe and Heidelberg and beyond . Together these facts suggest that there is scope for a destinations hospitality precinct within the site.

— Presently residents of the neighbourhoods to the east and northeast may prefer to travel into Clifton Hill, Collingwood or Northcote to find café's restaurants or hospitality venues.

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Rev. | Date | By | Chd | Description
A | 10/01/20 | JL | TM | Town Planning
B | 27/07/20 | JW | TM | For Coordination
C | 21/07/20 | JW | TM | For Coordination
D | 24/07/20 | PT | TM | RFI

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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JL, JW, RH
Checked By	RM
Date	28/07/20
Scale	NTS
Drawing Series	Site Series
Drawing Name	Site Analysis
Drawing Number	TP101
Revision	-

Printed: Tuesday, 28 July 2020

Attachment 1 - Decision Plans

Station Street, Fairfield



1. Trapezi Greek Restaurant
145B Station St, Fairfield



2. CH James
86 Station St, Fairfield



Station Street, Fairfield



3. Fifteen Pounds
21-23 Railway Place, Fairfield



4. Hoppa & Joe
457 Heidelberg Road, Fairfield



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Rev.	Date	By	Chd	Description
-	7 10/11/23	PL	TM	Town Planning
A	17/11/23	J WEIN	TM	For Review
C	21/07/24	J WEIN	TM	For Coordination
D	24/07/24	PT	EN TM	RFI

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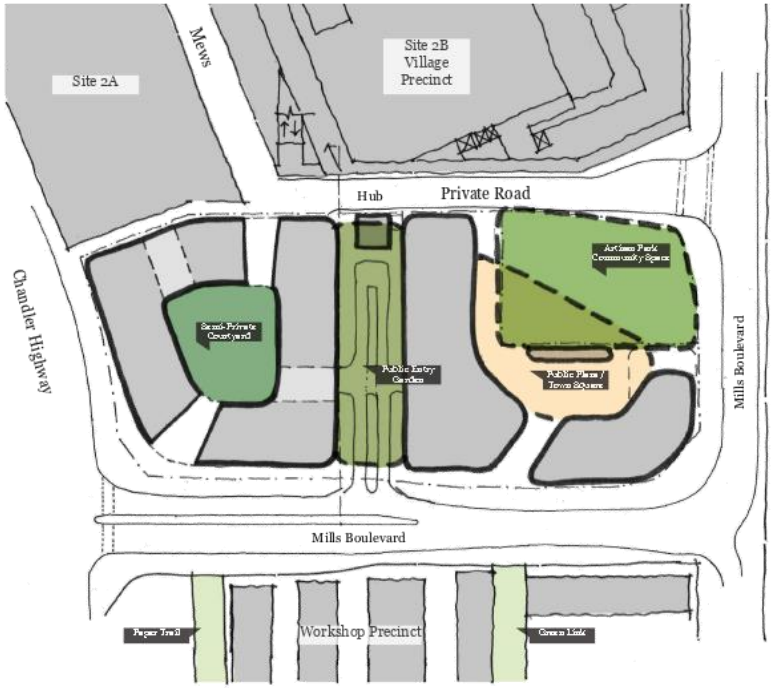
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Project Name	Artisan West
Project Number	22646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, PL, JW, EN
Checked By	RM
Date	28/07/24
Scale	NTS
Drawing Series	Site Series
Drawing Name	Site Analysis
Drawing Number	TP102
Revision	-

Printed: Tuesday, 30 July 2024

Attachment 1 - Decision Plans





Entry Garden

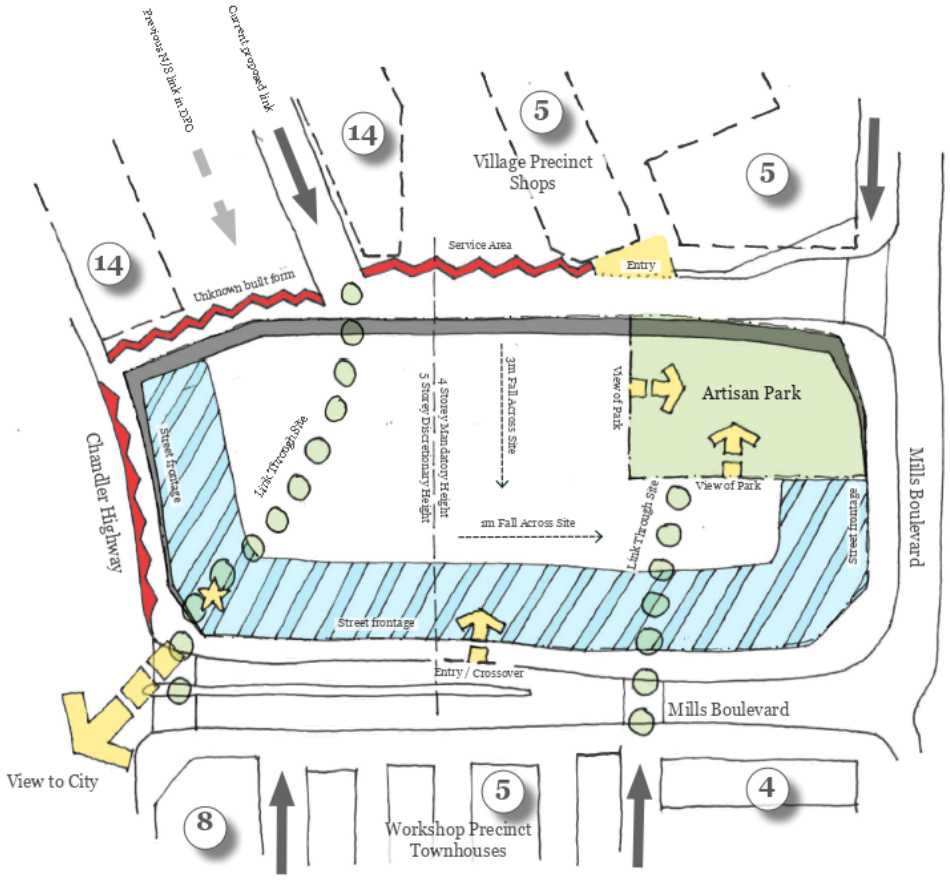


Hub



Artisan Park

Attachment 1 - Decision Plans



Constraints

- Single vehicular entry point
- Proposed median strip on Mills Boulevard
- Northern end of paper trail has shifted East
- Significant transition in height and building mass from Village Precinct to Artisan, especially in Artisan West
- Chandler Highway frontage compromosed at ground level, but offers views at higher level
- Level changes across site will mean multiple entry levels

Opportunities

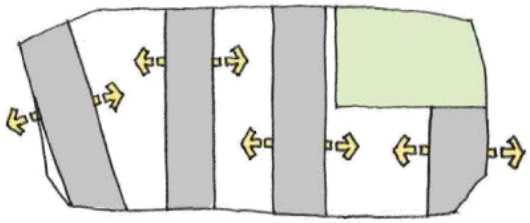
- Sight lines from proposed shopping centre entry
- Logical North-South pedestrian links to Village Precinct in North and Paper trail in South (incl. amenity)
- Transition of height between 14 storeys and 5 storeys
- Higher built form permitted on Western end of site
- North-facing views to park provides public space opportunity

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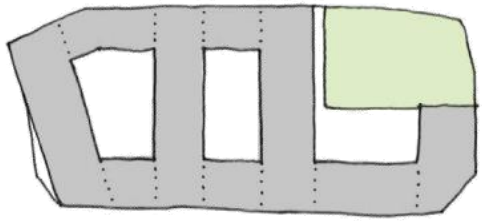
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JS, JW, RS
Checked By	RM
Date	18/07/20
Scale	NTS
Drawing Series	Site Series
Drawing Name	Opportunities and Constraints
Drawing Number	TP104
Revision	-

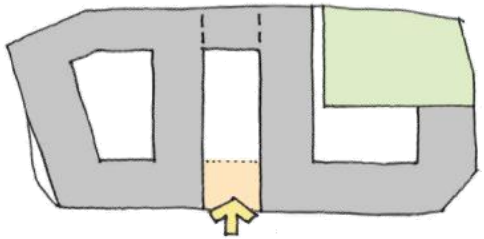
Attachment 1 - Decision Plans



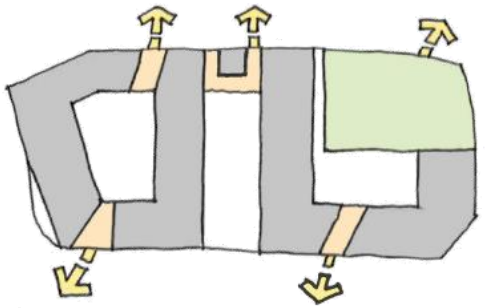
1. East - West orientation for solar amenity



2. Street wall



3. Vehicular access



4. Permeability

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Rev. Date By Chd Description
- 7 10/11/20 PL TM Town Planning
H 27/07/21 J WEIN LH For Information
I 23/07/21 J WEIN TM For Coordination
D 04/07/21 PT EN TM RFI

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Project Name: Artisan West
Project Number: 18846
Project Address: Alphington,
Melbourne, VIC 3078
Drawn By: TM, CR, PT, PL, JW, EN
Checked By: RM
Date: 26/07/21
Scale: NTS

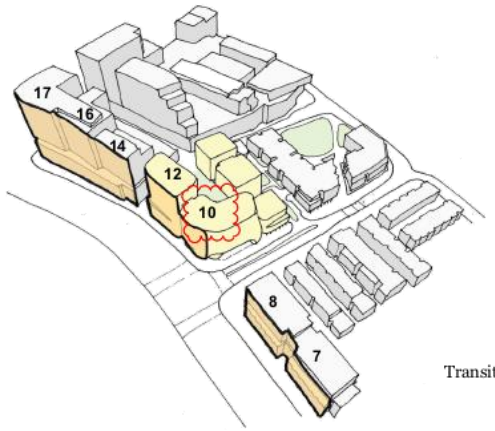
Drawing Series: Site Series
Drawing Name: Design response

Drawing Number: TP105
Revision: -

Printed: Tuesday, 28 July 2021

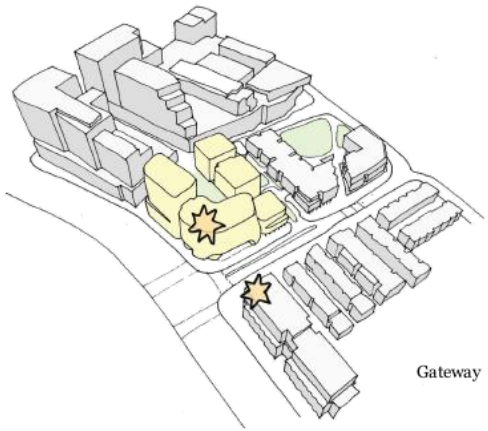
Attachment 1 - Decision Plans

1.



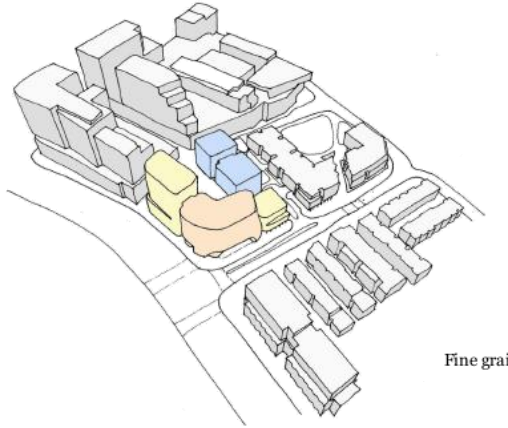
Transition

2.



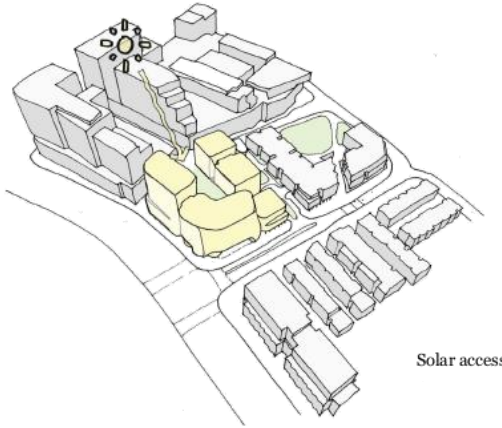
Gateway

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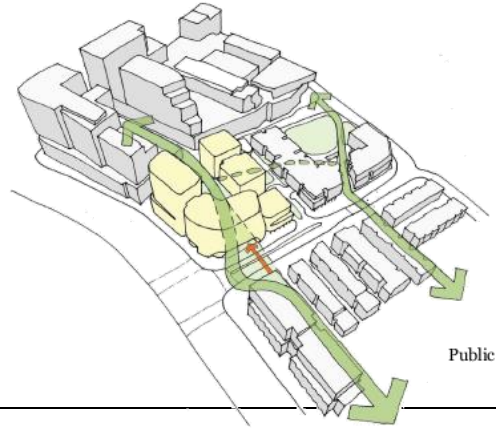
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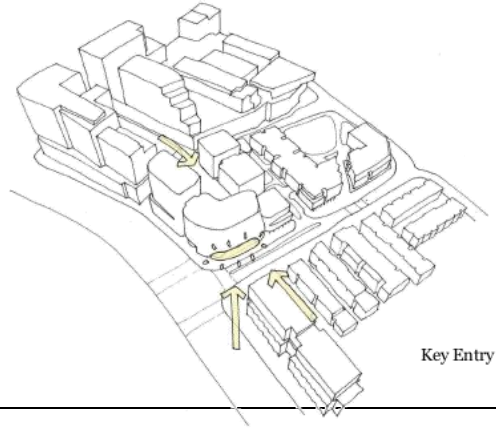
Solar access

5.



Public access

6.



Key Entry

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Rev. | Date | By | Chd | Description
- | 7.10/11/20 | PL | TM | Town Planning

B | 27/07/20 | JWEN | TM | For Coordination
C | 21/07/20 | JWEN | TM | For Coordination
D | 24/07/20 | PT | EN | TM | RFI

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Project Name: Artisan West
Project Number: 18646
Project Address: Alphington, Melbourne, VIC 3078
Drawn By: TM, CR, PT, PL, JW, EN
Checked By: RM
Date: 28/07/20
Scale: NTS

Drawing Series: Site Series
Drawing Name: Design Response

Drawing Number: TP106
Revision: -

Printed: Tuesday, 28 July 2020

Attachment 1 - Decision Plans



Locality Plan
1:500

DKO

Drawing Number TP107
Revision -

Attachment 1 - Decision Plans



Site Plan
1:300

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Builder/Contractor shall visit job sites to check conditions and job commences. Figured dimensions only to be taken. Any discrepancy and all dimensions shall be submitted to Architect or Consultant, and must not be acted upon until clarification is issued. Contractor shall not commence project services or fabrication drawings prior to Architect/Consultant approval.

Rev.	Date	By	Chd	Description
A	10/11/23	PL	TM	Town Planning
B	27/12/23	JWHN	TM	For Coordination
C	22/07/24	JWHN	TM	For Coordination
D	24/07/24	PT	RN	TM

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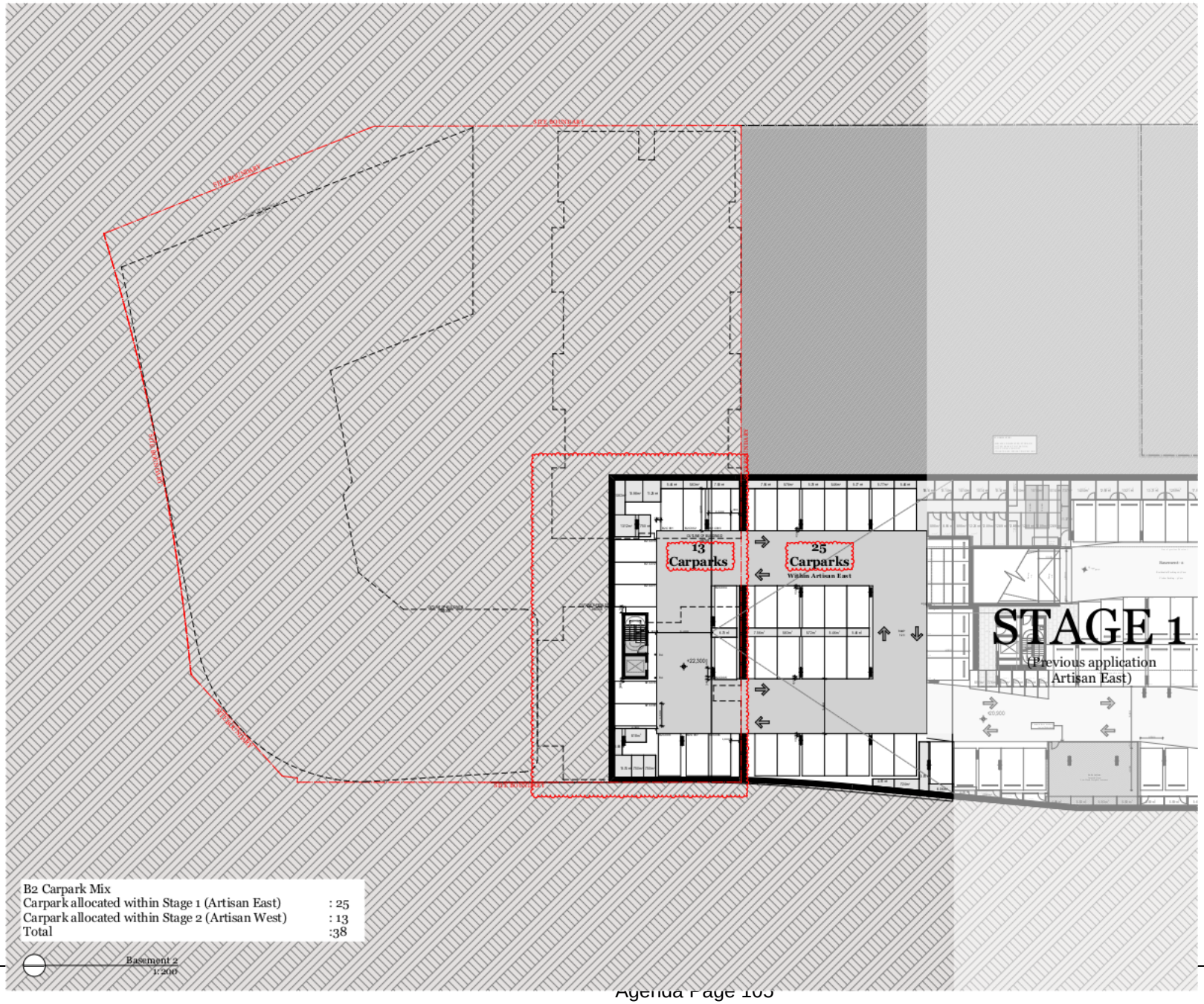
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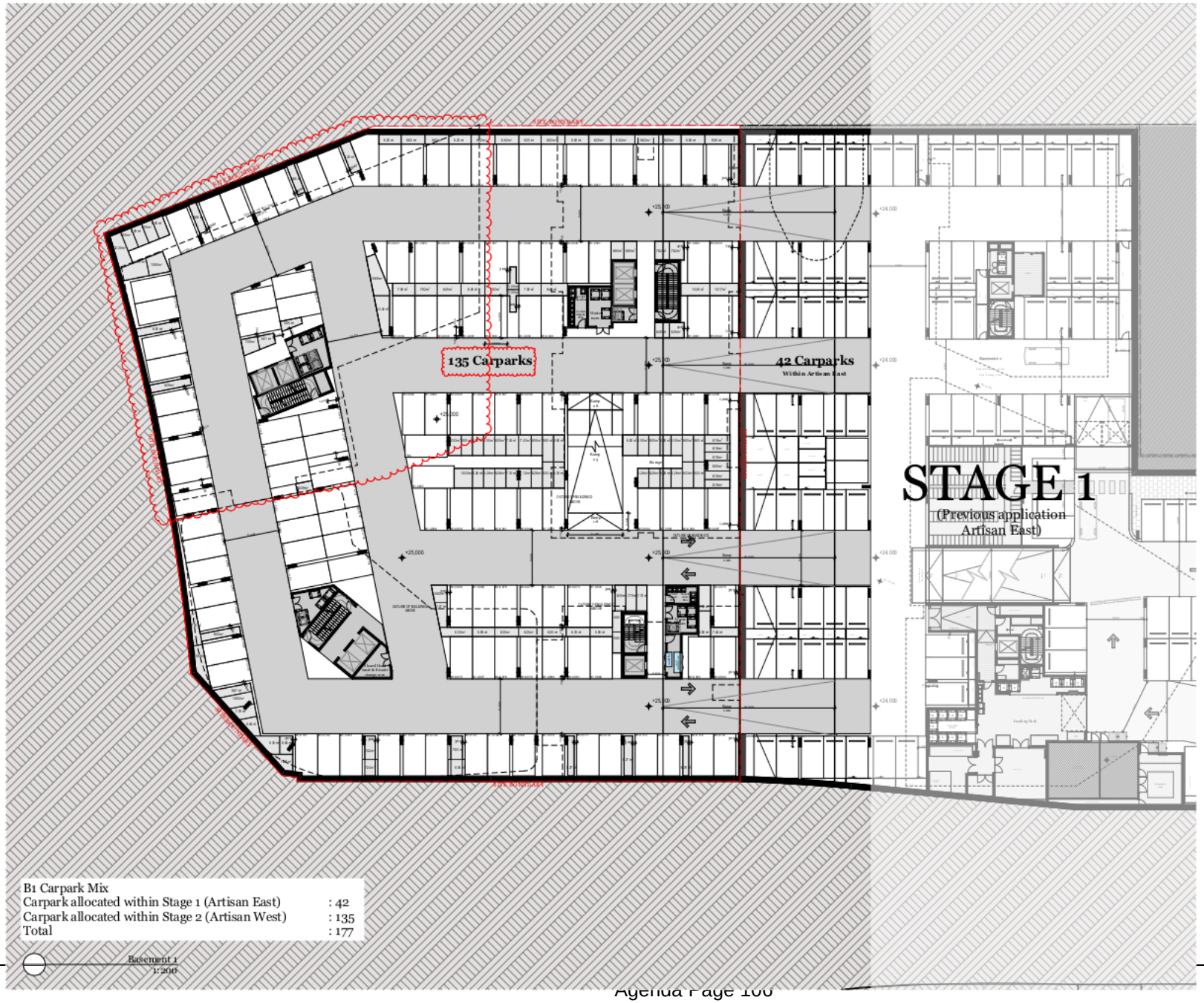
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Project Name	Artisan West
Project Number	22646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, PL, JW, RN
Checked By	RM
Date	26/07/24
Scale	
Drawing Series	Site Series
Drawing Name	Site Plan
Drawing Number	TP108
Revision	-

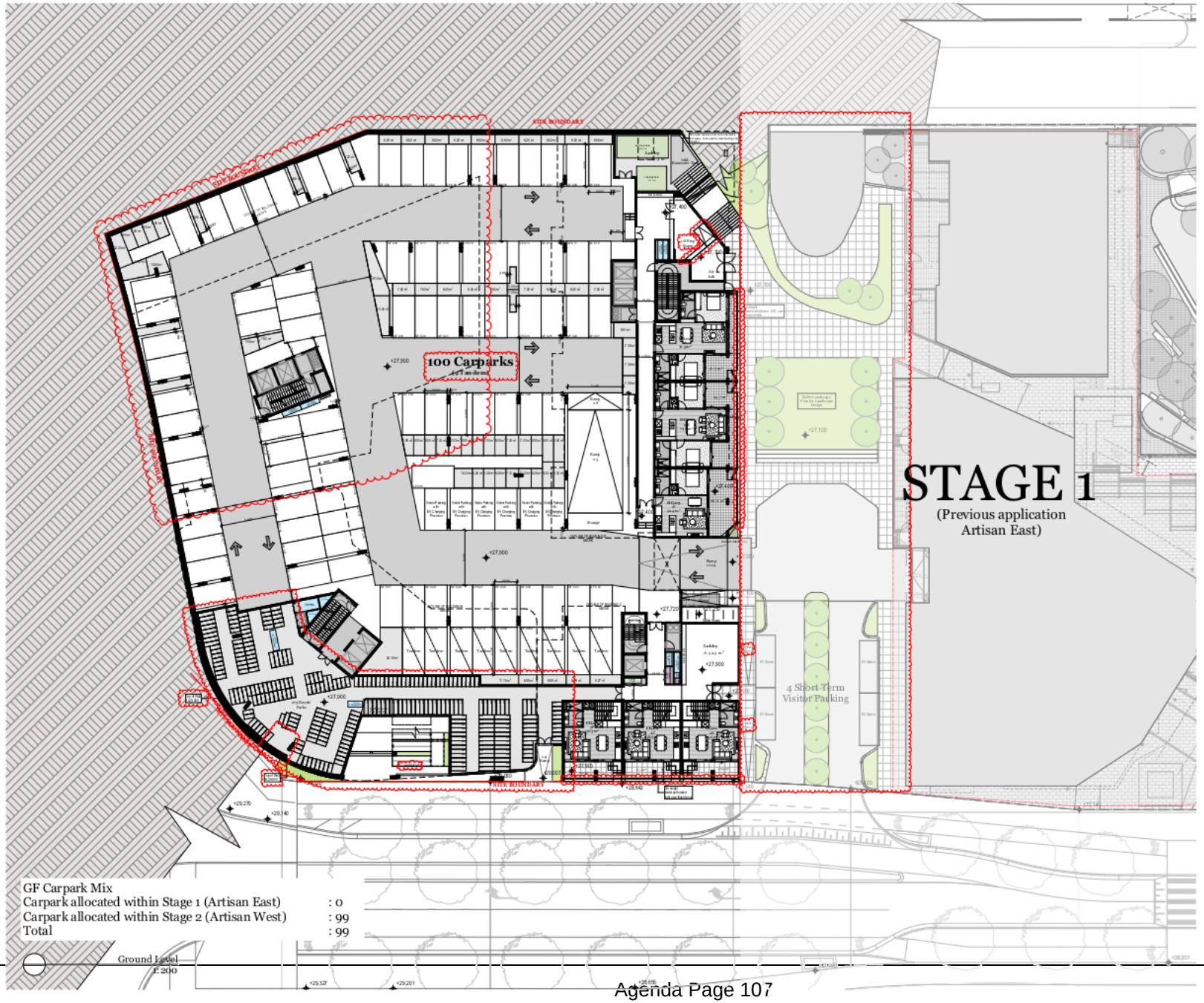
Attachment 1 - Decision Plans



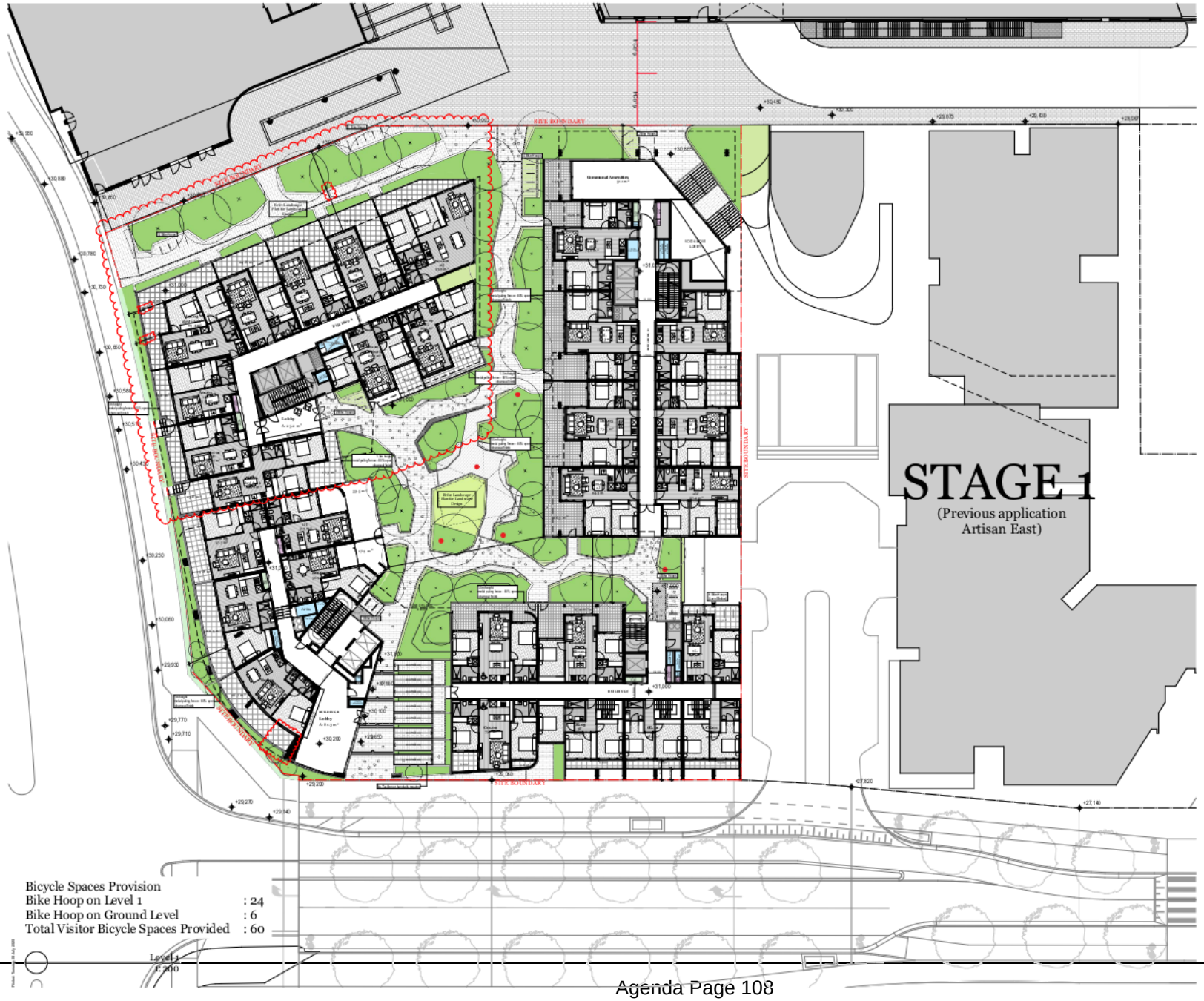
Attachment 1 - Decision Plans



Attachment 1 - Decision Plans



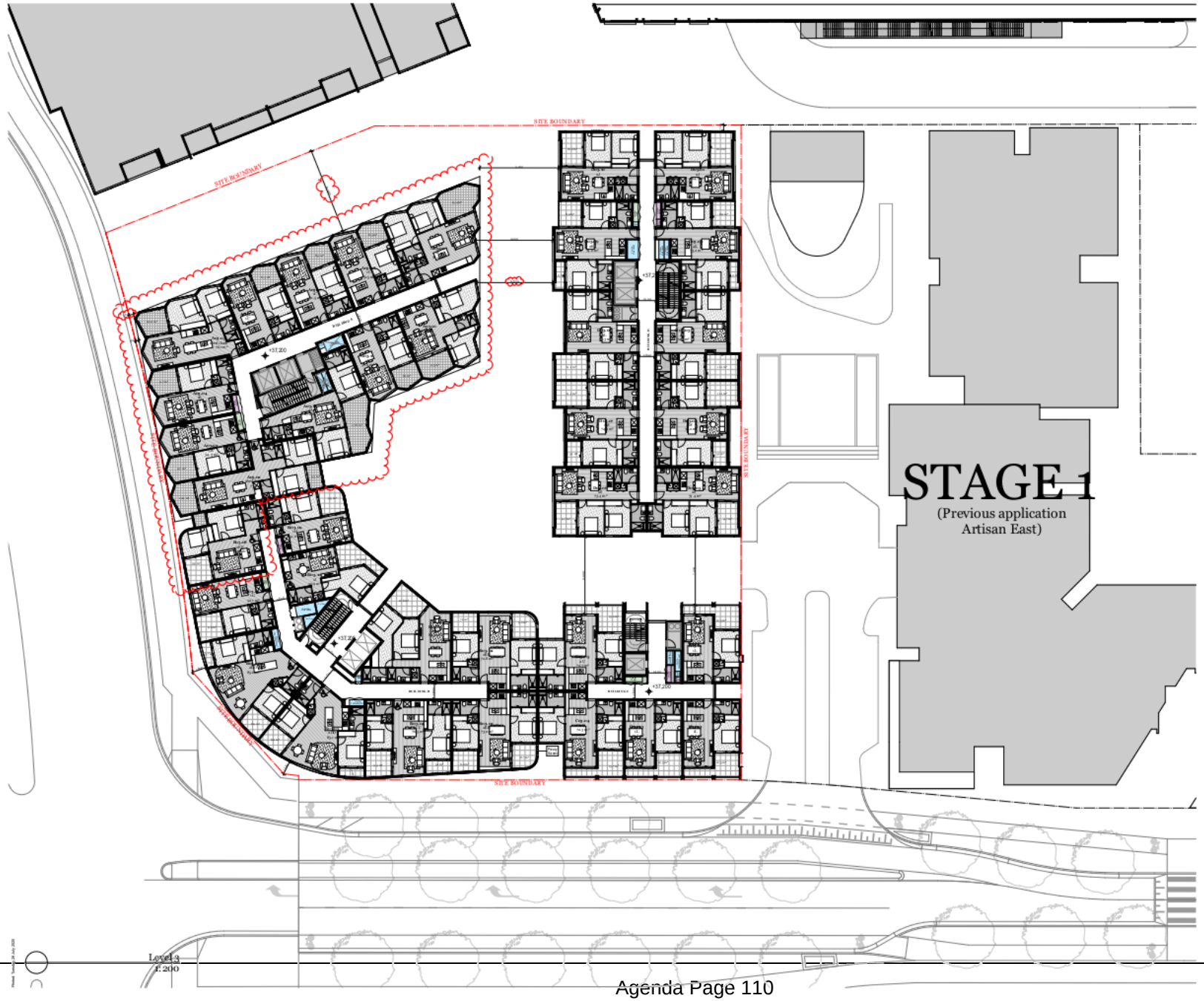
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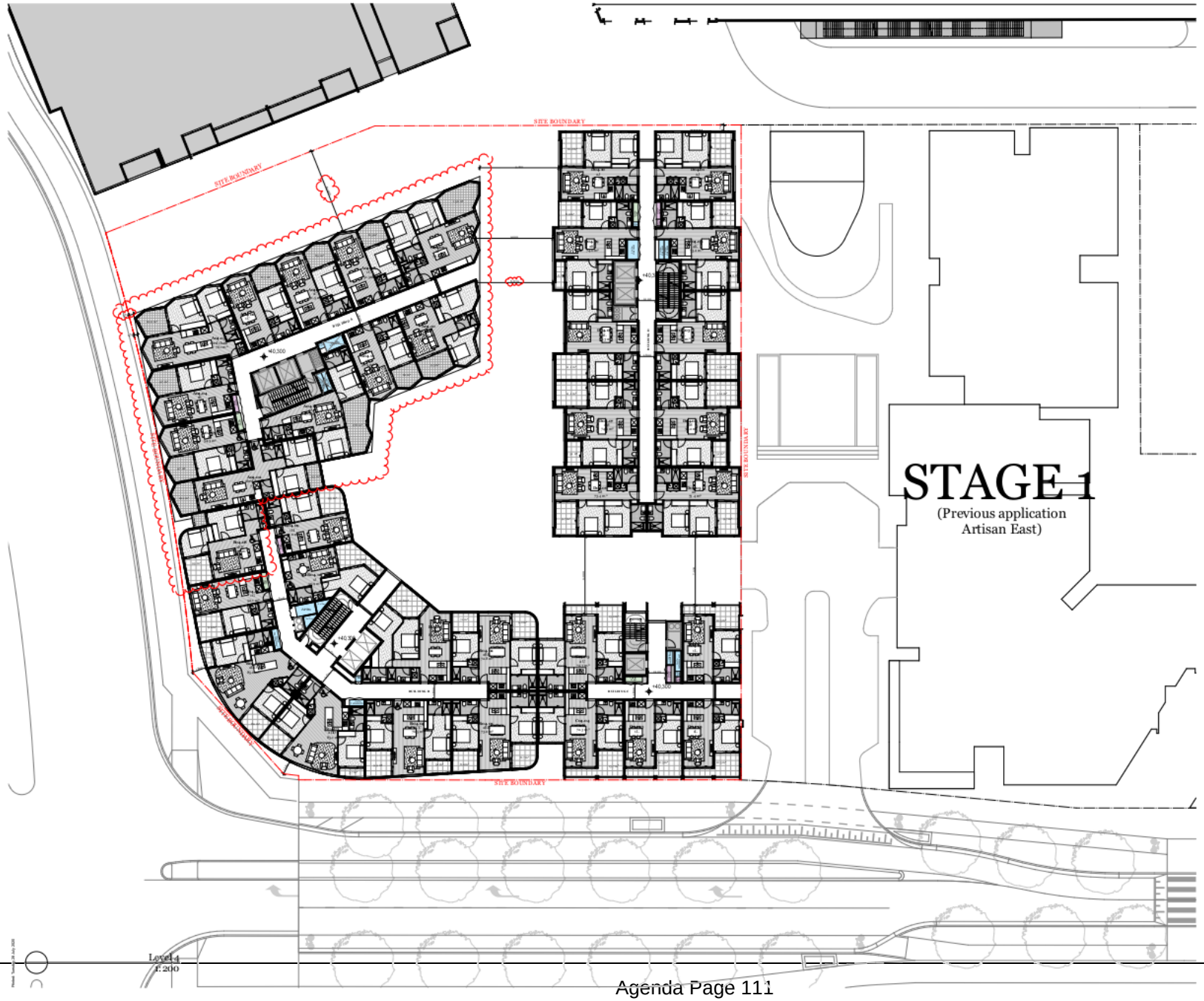
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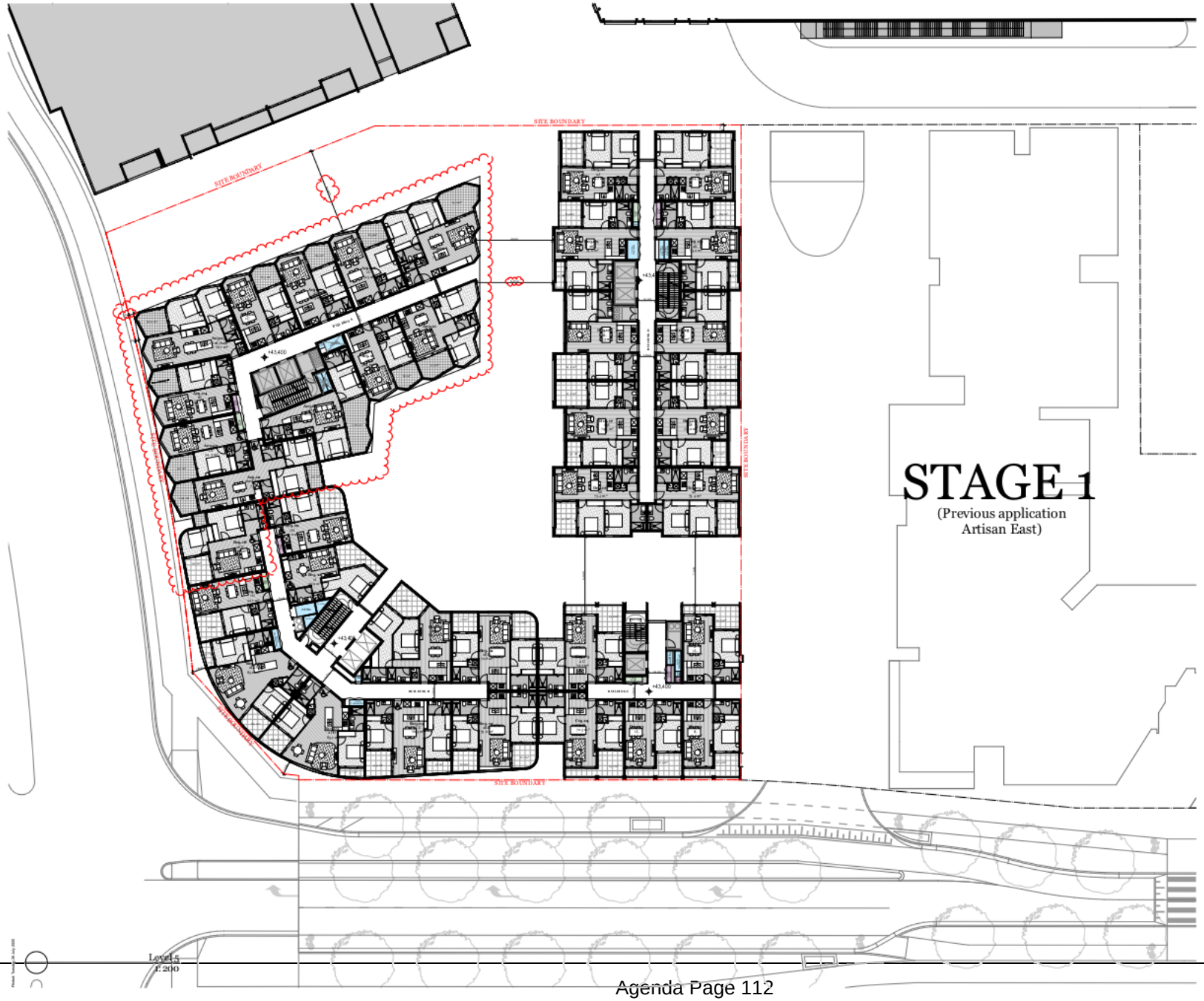
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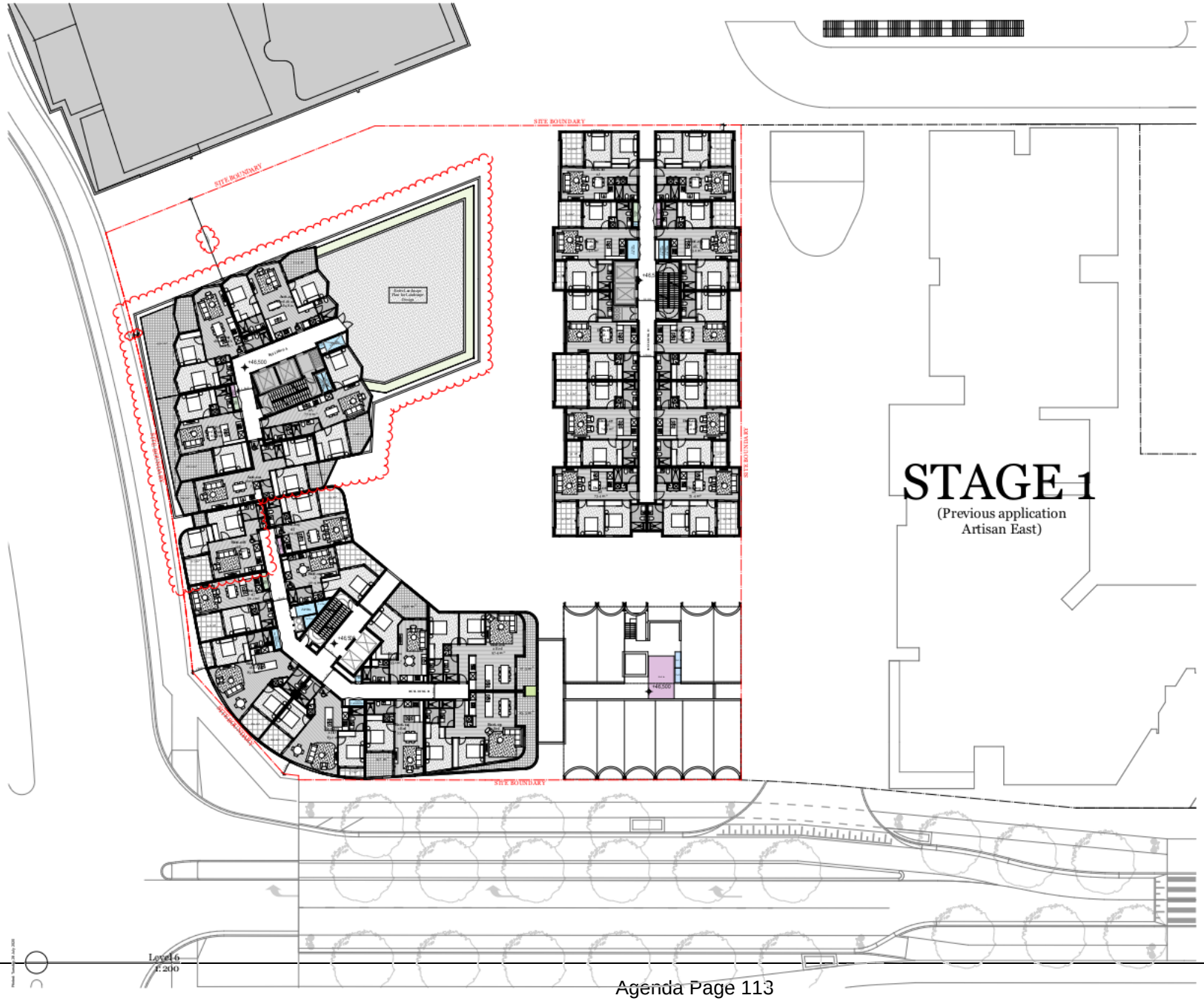
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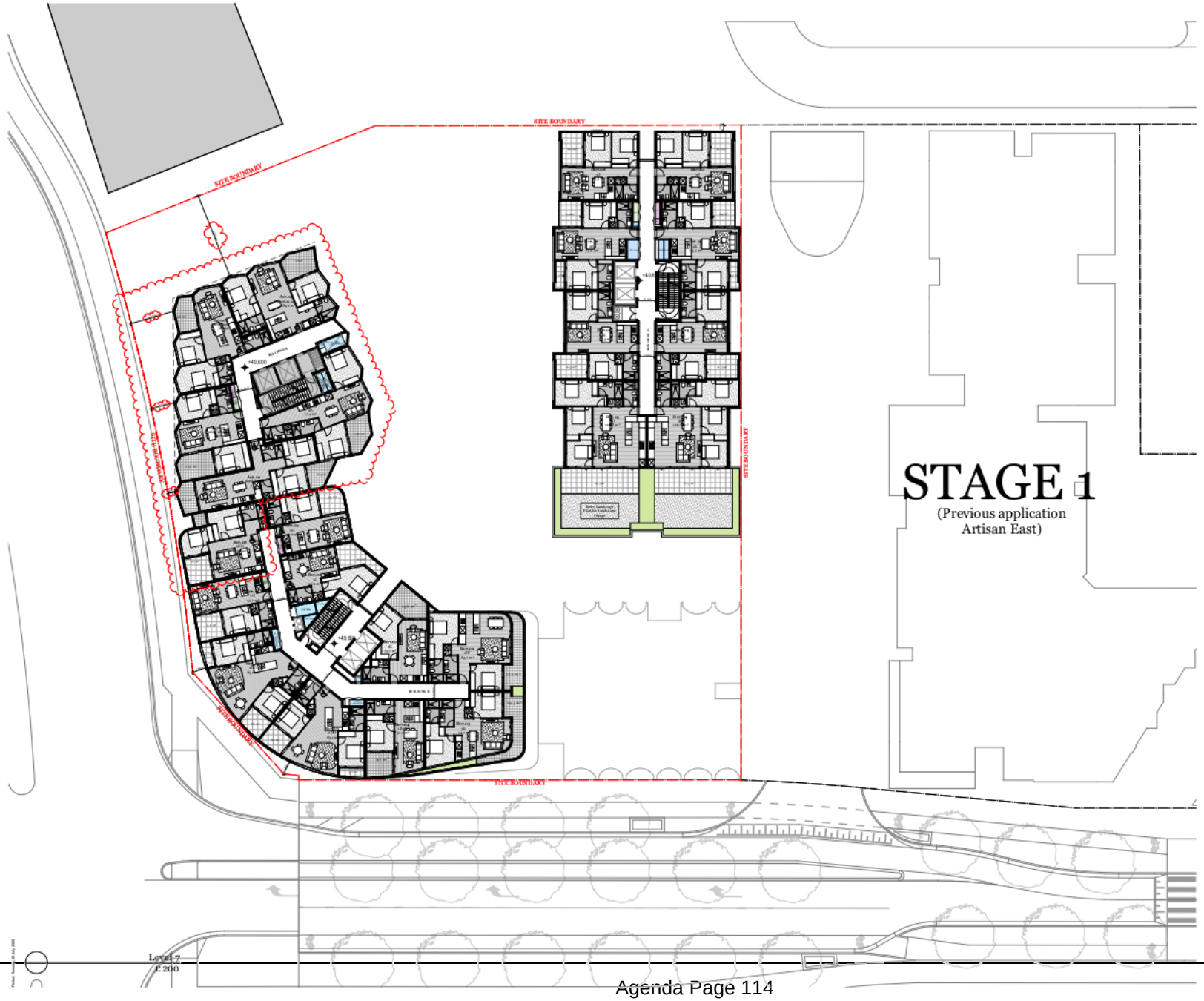
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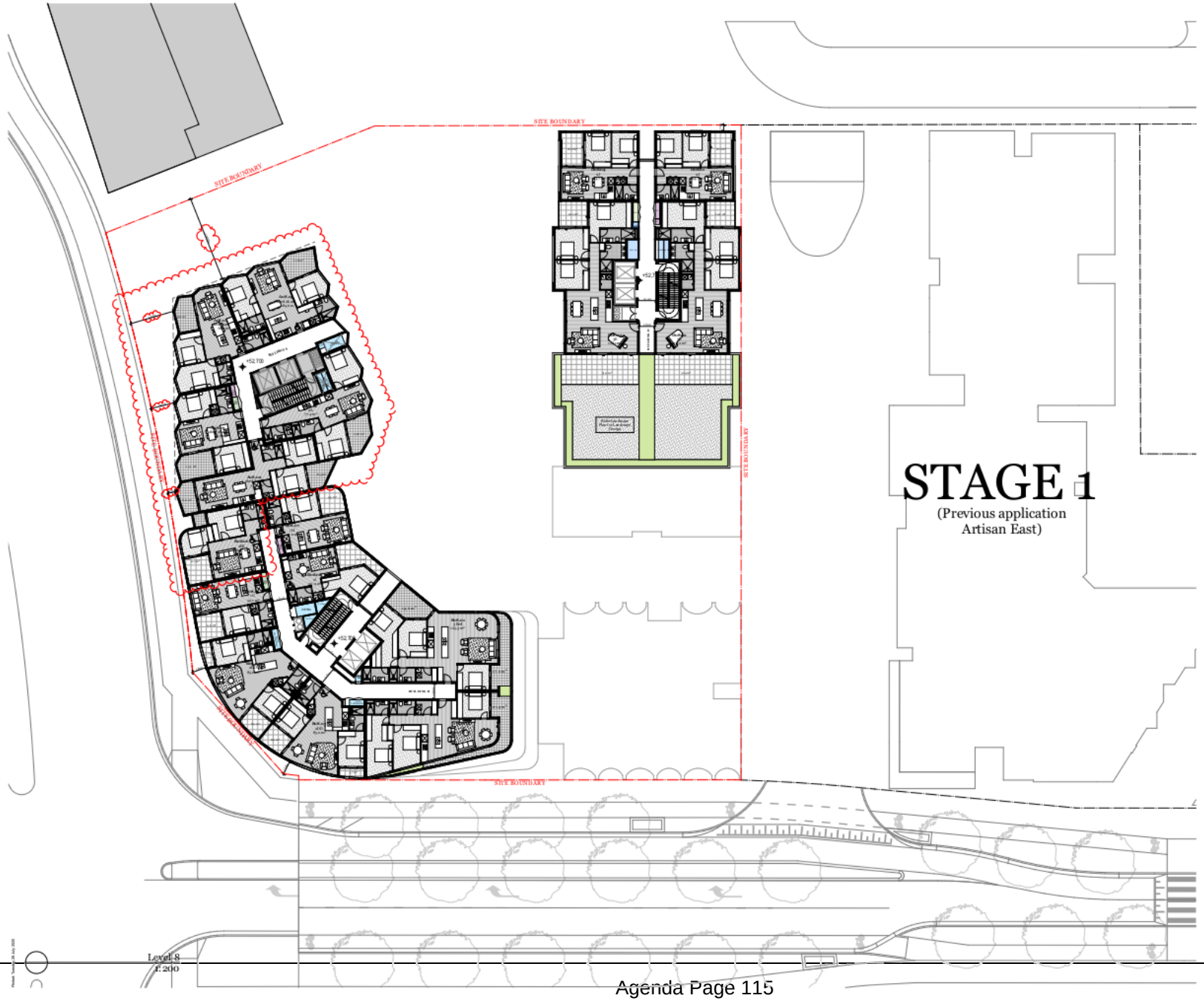
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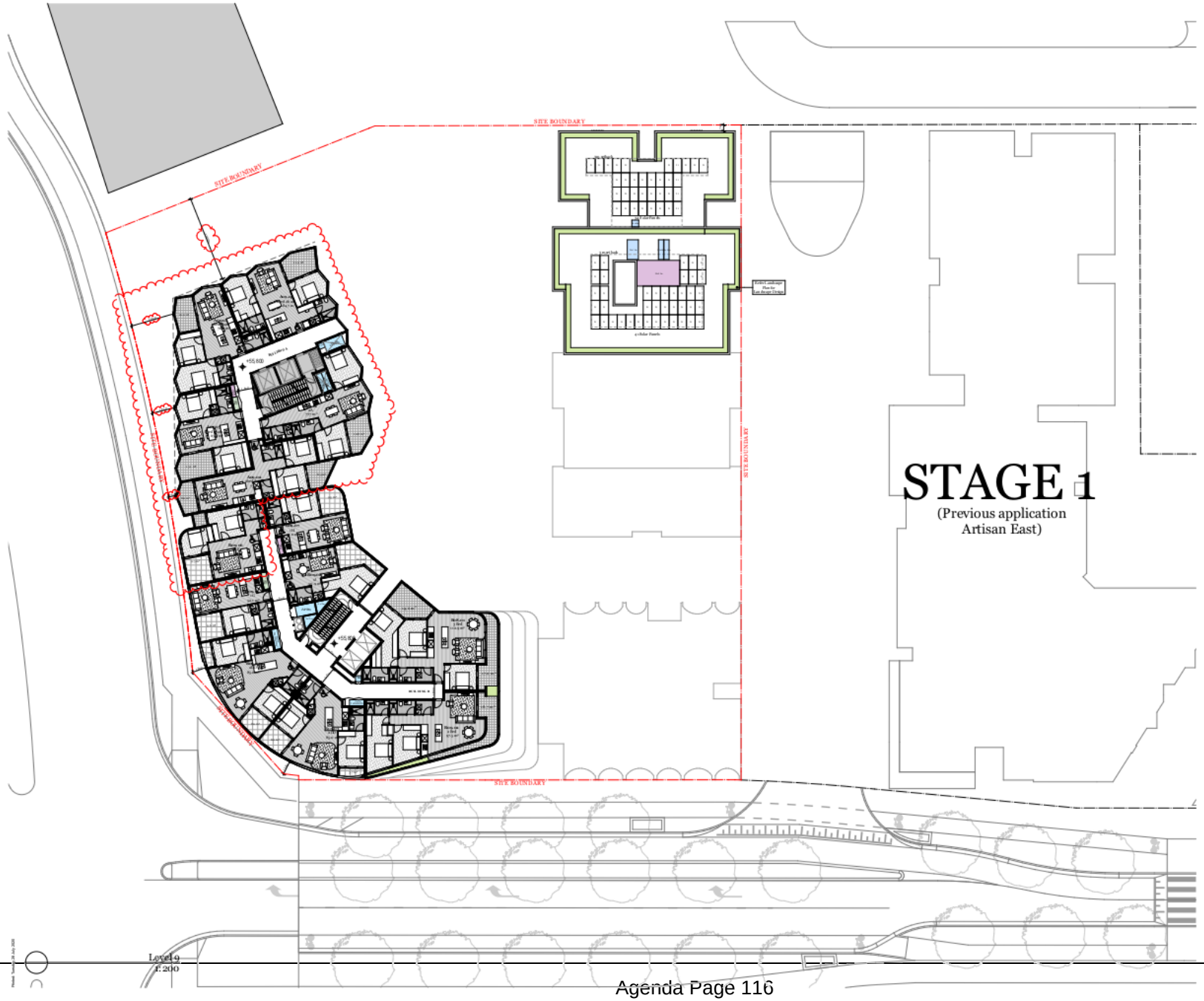
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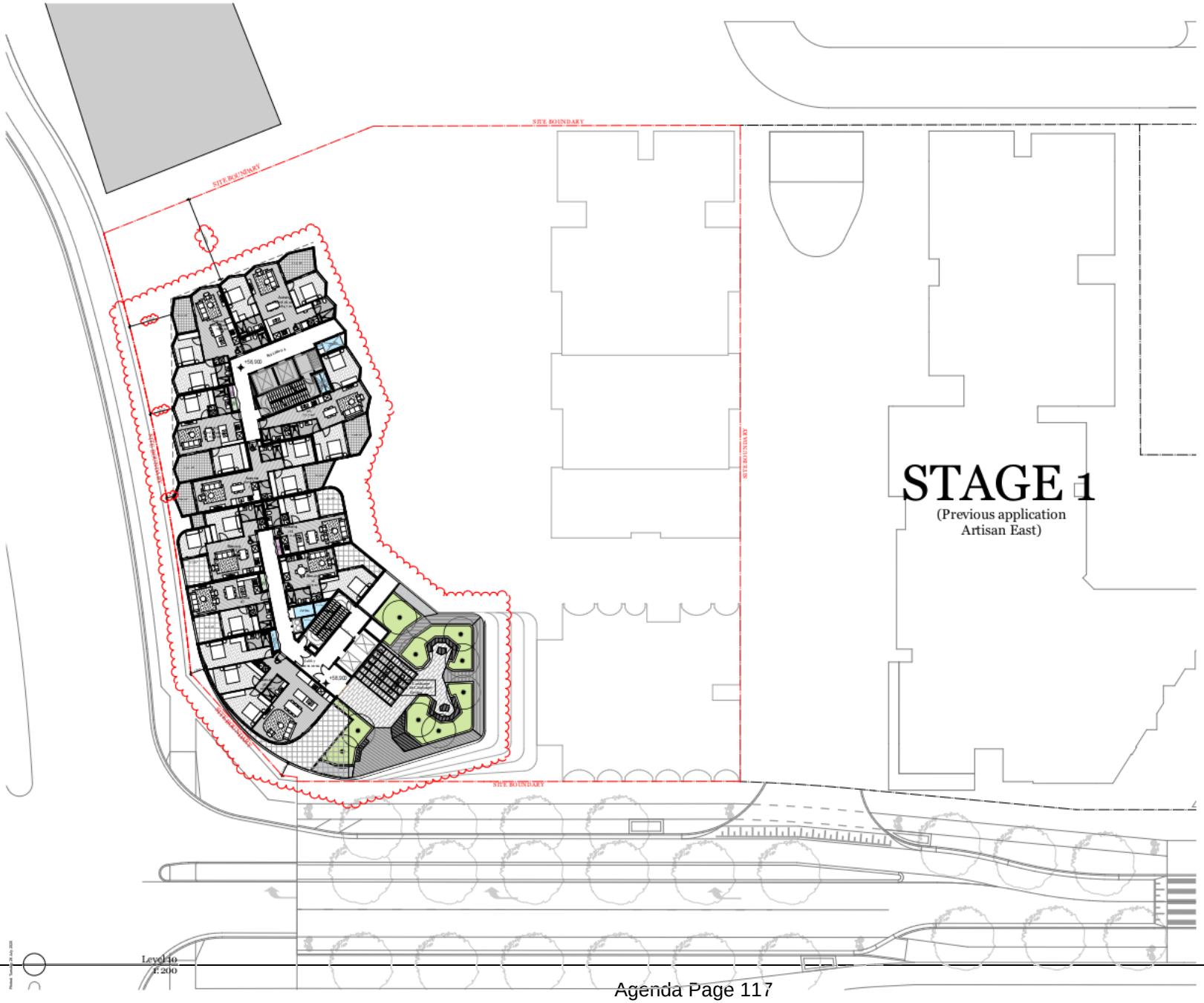
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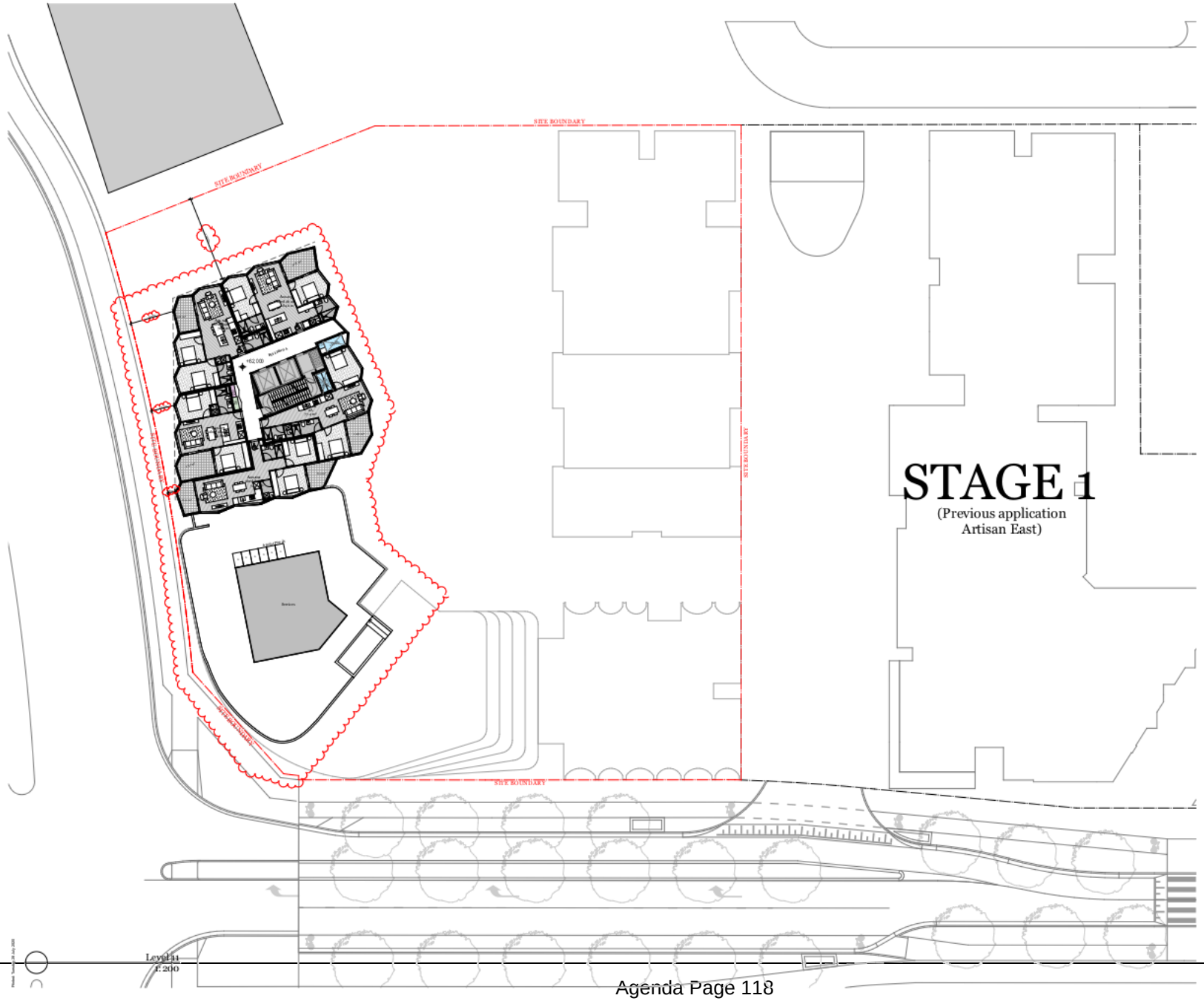
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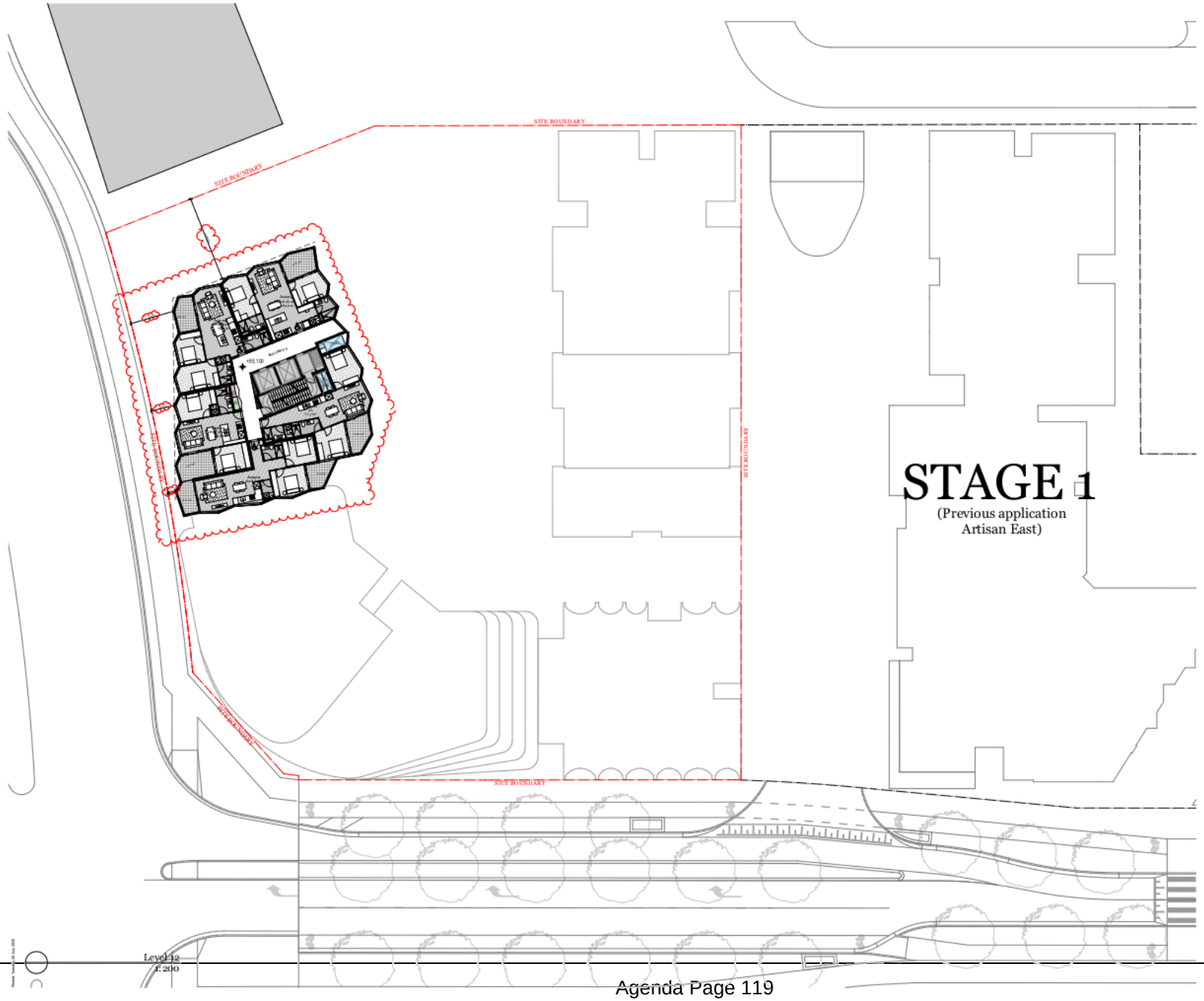
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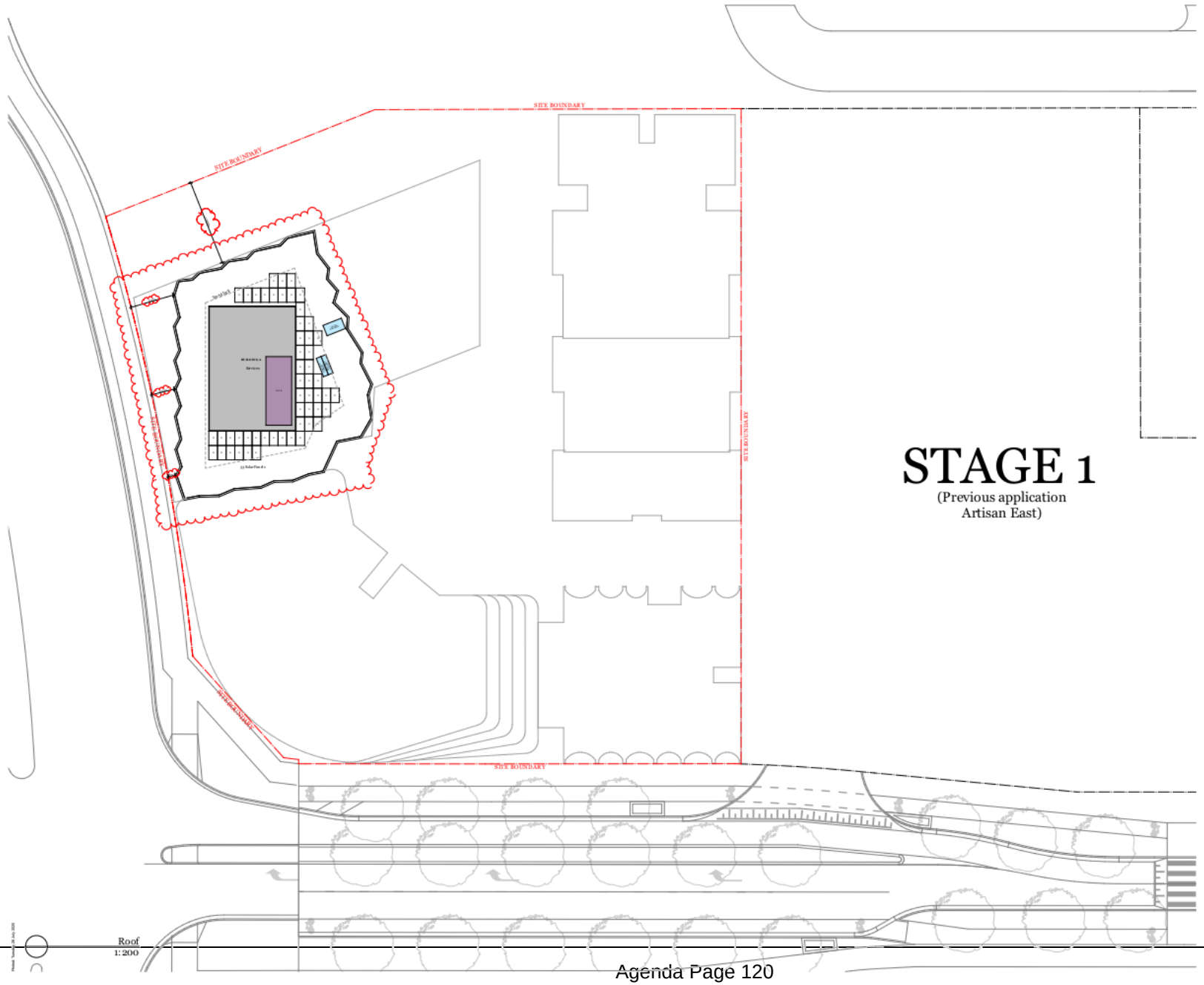
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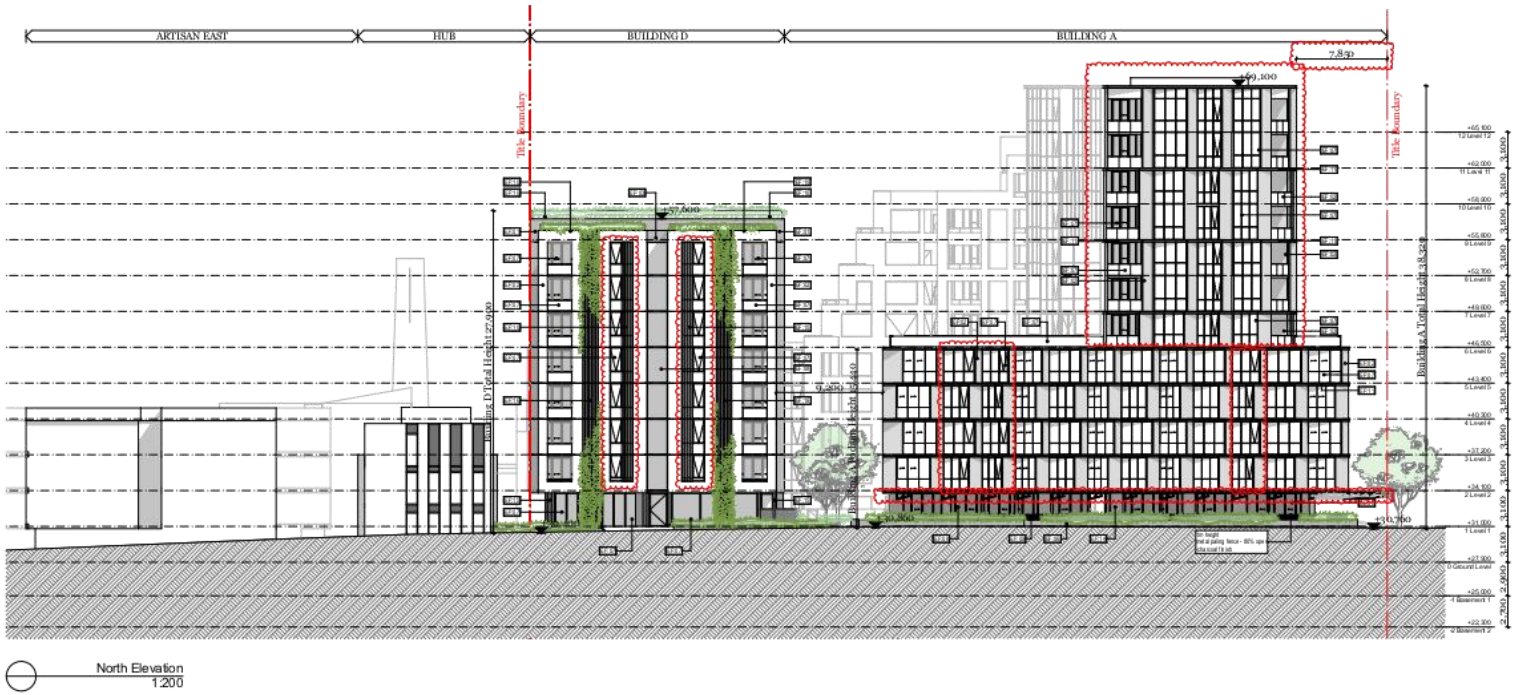
Attachment 1 - Decision Plans

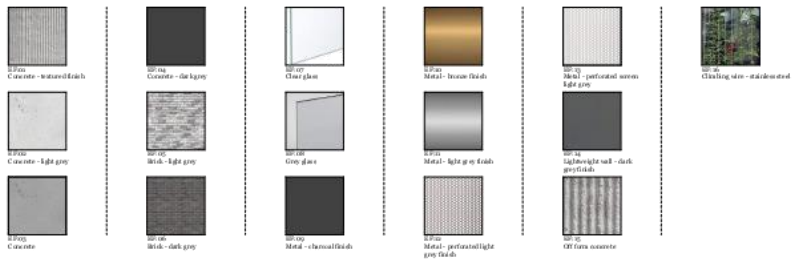


Attachment 1 - Decision Plans



Attachment 1 - Decision Plans







Rev.	Date	By	Chd	Description
A	21/04/20	PT	TM	Tower Planning
B	27/07/20	JWilli	TM	For Review
C	21/07/20	JWilli	TM	For Coordination
D	24/07/20	PT	TM	RFI

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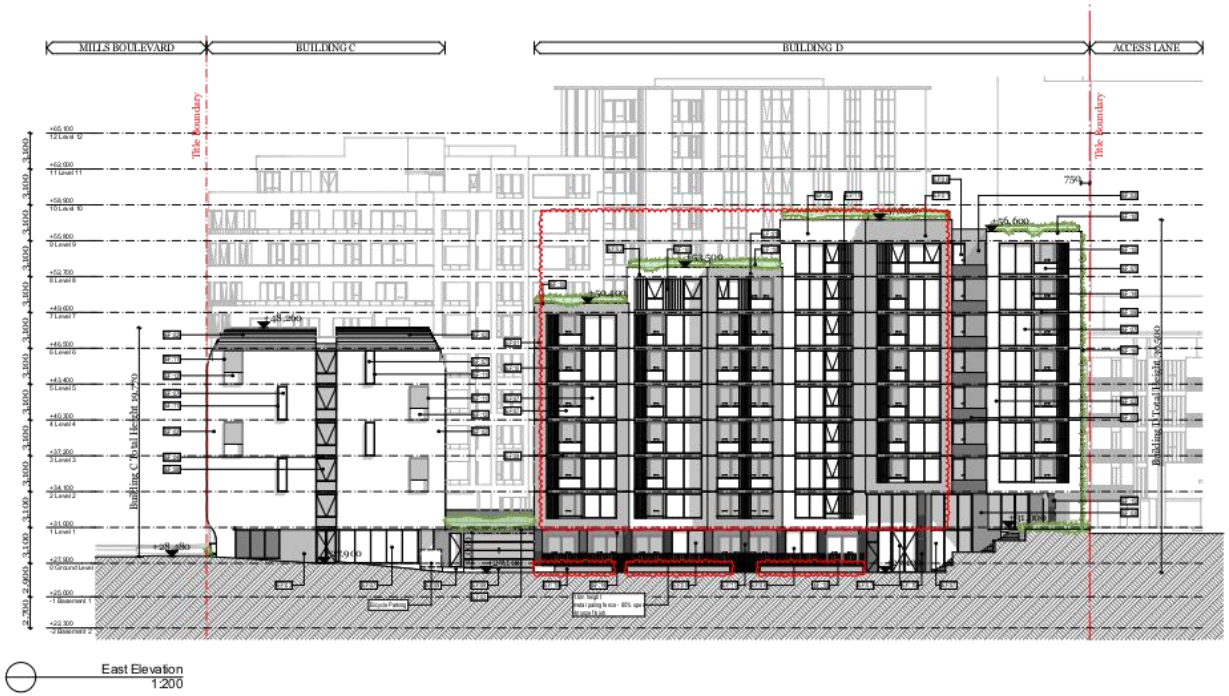
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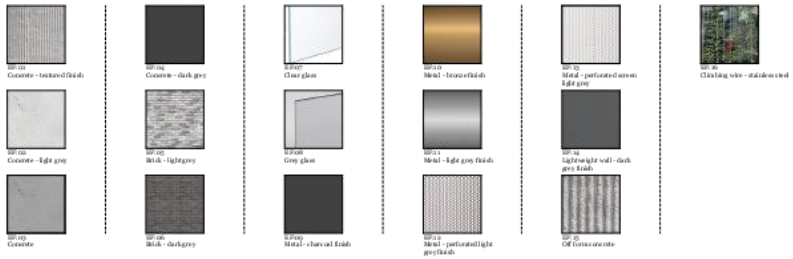
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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JS, JW, RS
Checked By	RM
Date	28/07/20
Scale	1:100 @ A1, 1:200 @ A3
Drawing Series	Elevations & Sections
Drawing Name	Elevations - North
Drawing Number	TP300
Revision	D

Printed: Tuesday, 28 July 2020

Attachment 1 - Decision Plans







Rev.	Date	By	Chd	Description
-	22/02/23	JL	TM	Town Planning
A	01/06/23	PT	TM	RFI
B	07/06/23	JWilli	TM	For Review
C	21/07/23	JWilli	TM	For Coordination
D	24/07/23	PT	RN	TM RFI

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Project Name	Artisan West
Project Number	18846
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JL, JW, RN
Checked By	RM
Date	28/07/23
Scale	1:100 @ A1, 1:200 @ A3
Drawing Series	Elevations & Sections
Drawing Name	Elevations - East
Drawing Number	TP301
Revision	D

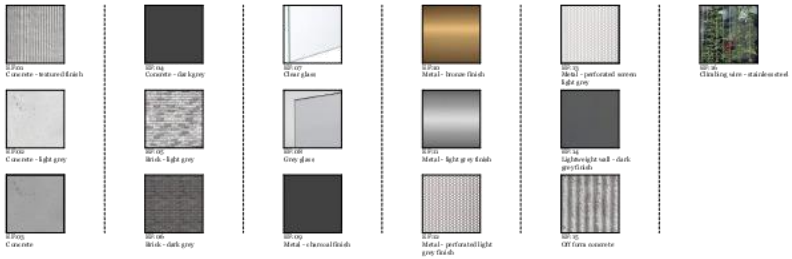
Printed: Tuesday, 25 July 2023

Attachment 1 - Decision Plans





Rev.	Date	By	Chd	Description
-	7 10/10/25	RL	TM	Town Planning
A	21/10/25	PT	TM	RFI
B	27/10/25	JWHN	TM	For Review
C	21/07/26	JWHN	TM	For Coordination
D	24/07/26	PT	RN TM	RFI



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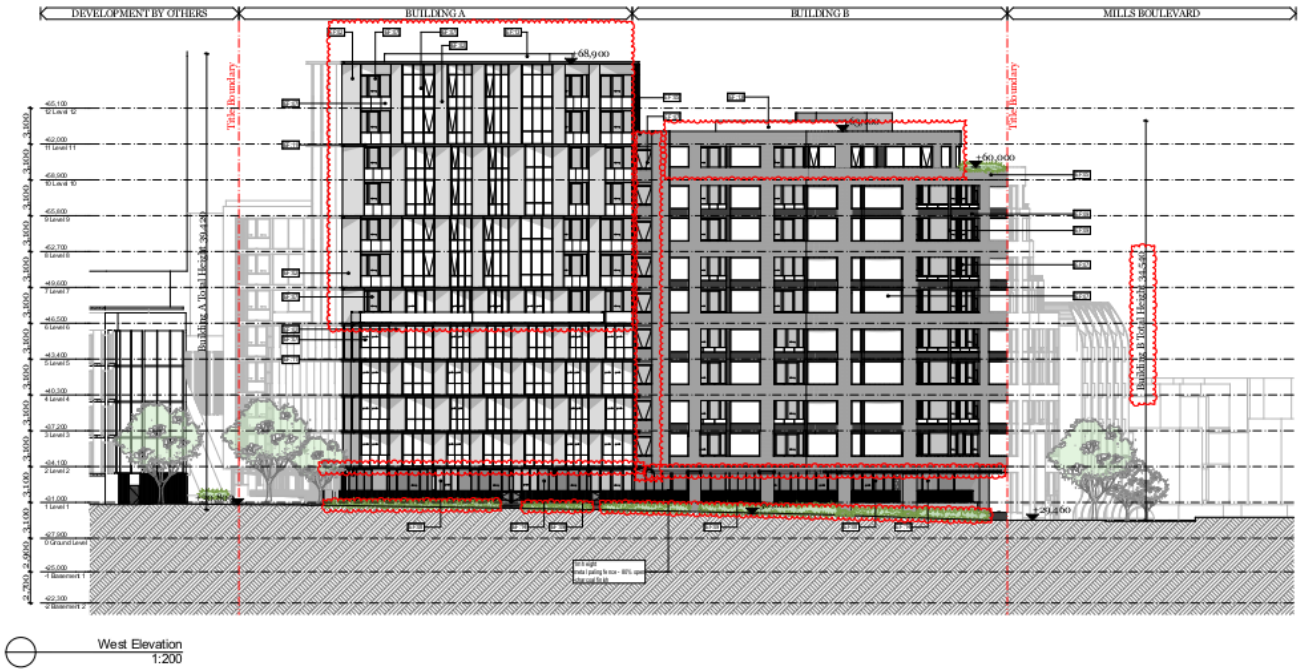
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Project Name	Artisan West
Project Number	18846
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JS, JW, RN
Checked By	RM
Date	28/07/20
Scale	1:100 @ A1, 1:200 @ A3
Drawing Series	Elevations & Sections
Drawing Name	Elevations - South
Drawing Number	TP302
Revision	D

Attachment 1 - Decision Plans



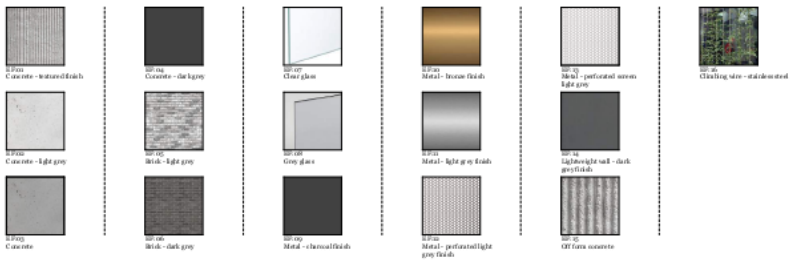


Rev.	Date	By	Chd	Description
A	21/09/20	PT	TM	For Planning
B	07/06/21	JWHN	TM	For Review
C	21/07/21	JWHN	TM	For Coordination
D	04/07/22	PT	HN TM	RFI

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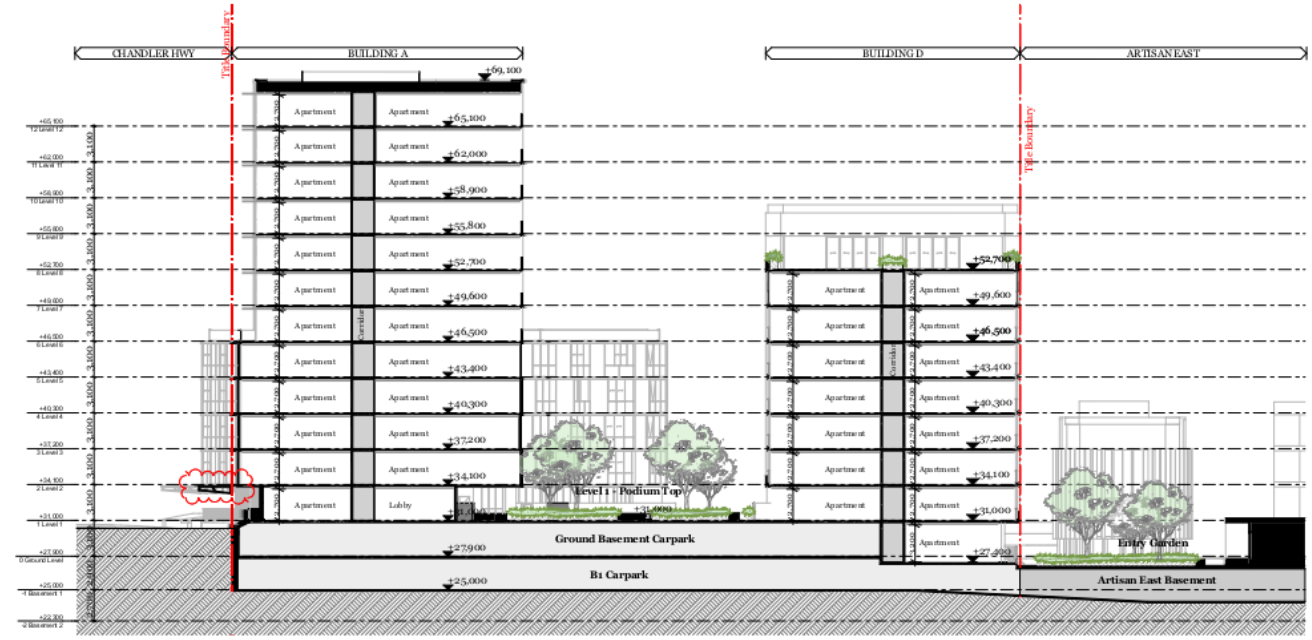
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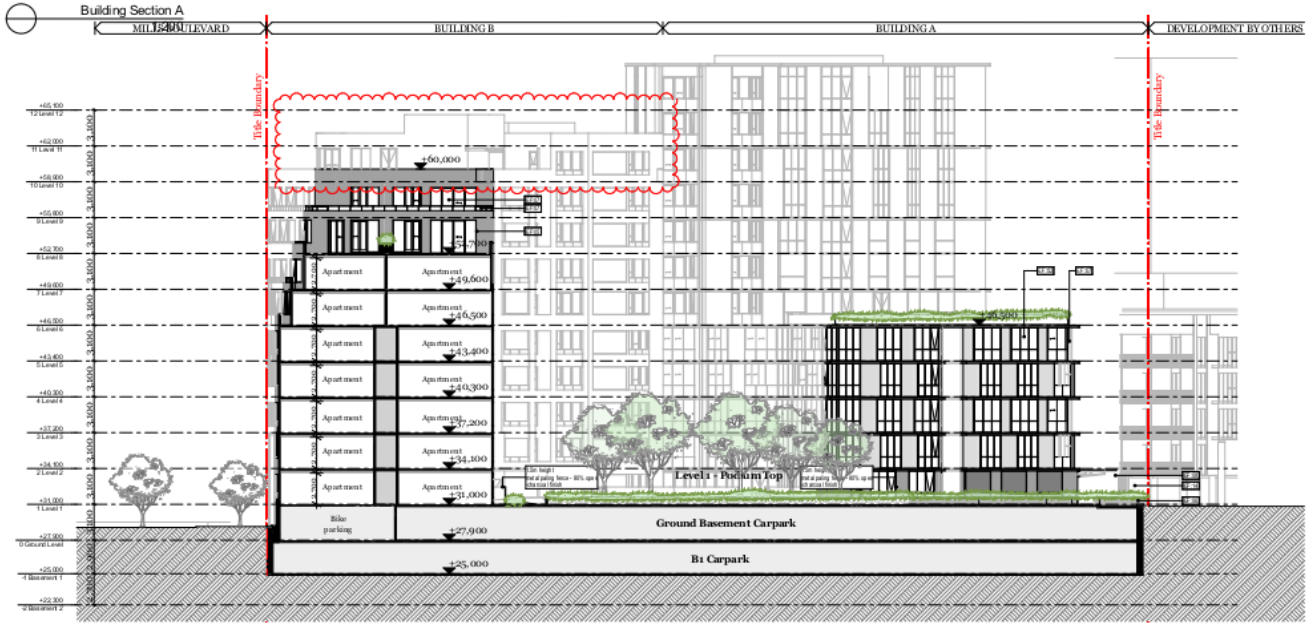
Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, HL, JW, HN
Checked By	RM
Date	18/07/22
Scale	1:200 @ A1, 1:400 @ A3
Drawing Series	Elevations & Sections
Drawing Name	Elevations - West
Drawing Number	TP303
Revision	D

Printed: Tuesday, 26 July 2022

Attachment 1 - Decision Plans



Building Section A
1:200



Building Section B
1:200



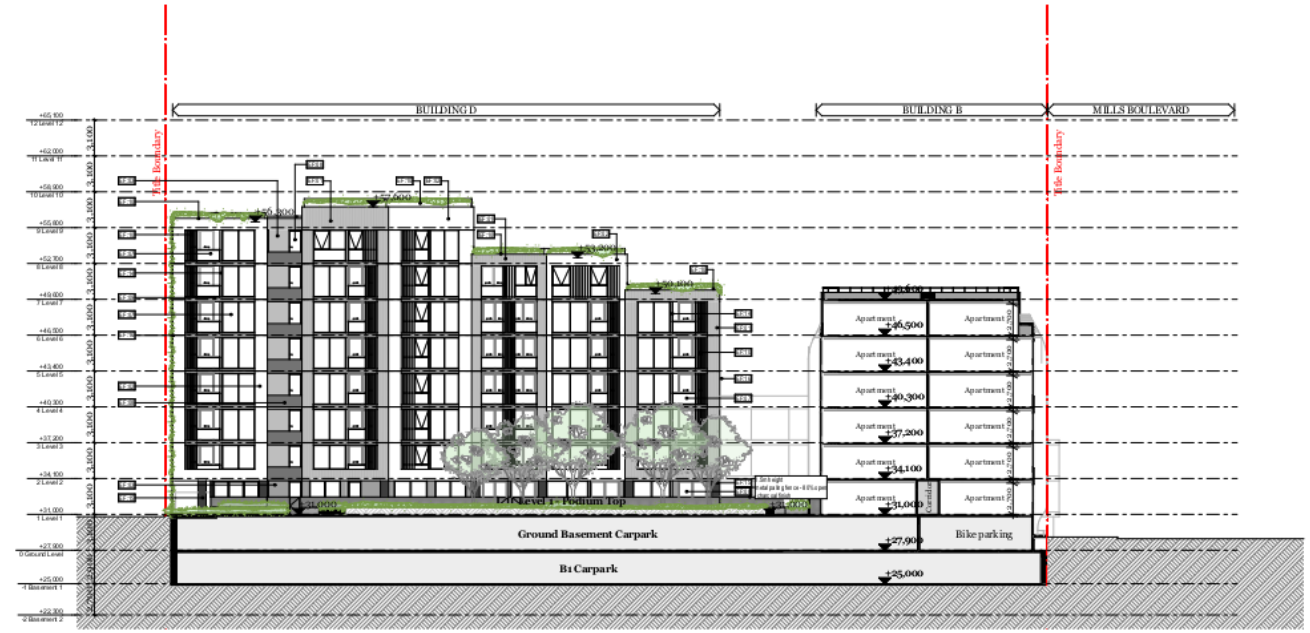
Rev.	Date	By	Chd	Description
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B	17/08/23	JWSD	TM	For Review
C	21/07/23	JWSD	TM	For Coordination
D	04/07/23	PT	RN	TM	RH

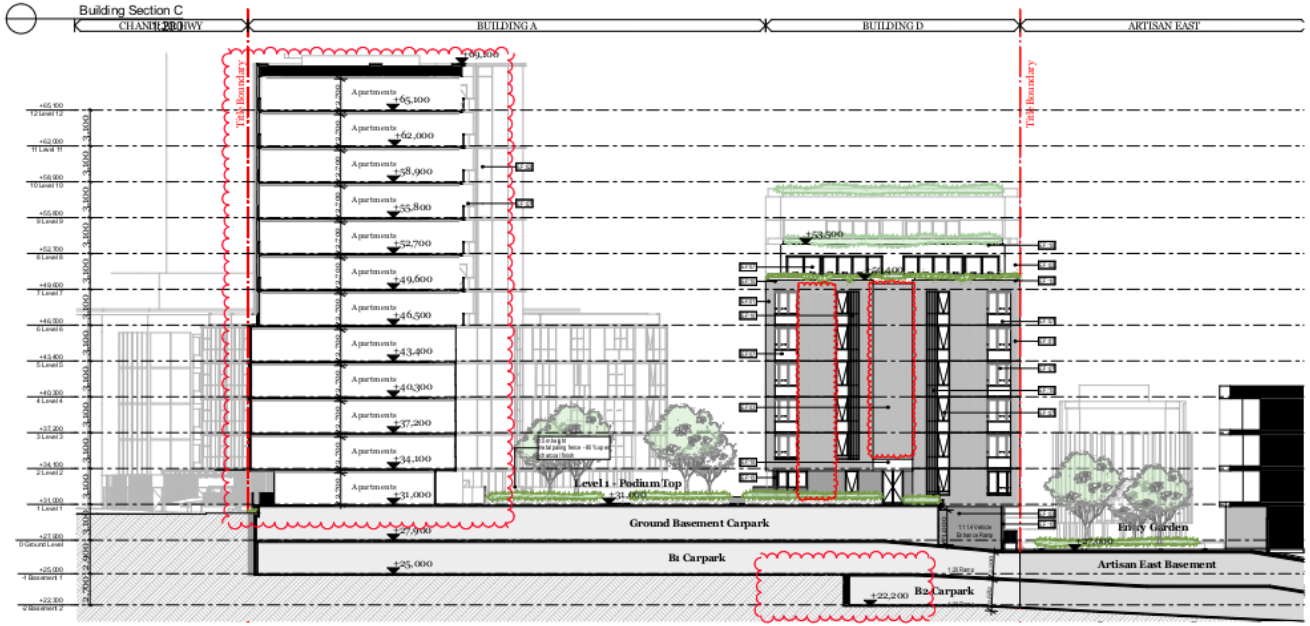
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JL, JW, RN
Checked By	RH
Date	18/07/23
Scale	1:200 @ A1, 1:400 @ A3
Drawing Series	Elevations & Sections
Drawing Name	Sections - Sheet 1
Drawing Number	TP304
Revision	D

Attachment 1 - Decision Plans

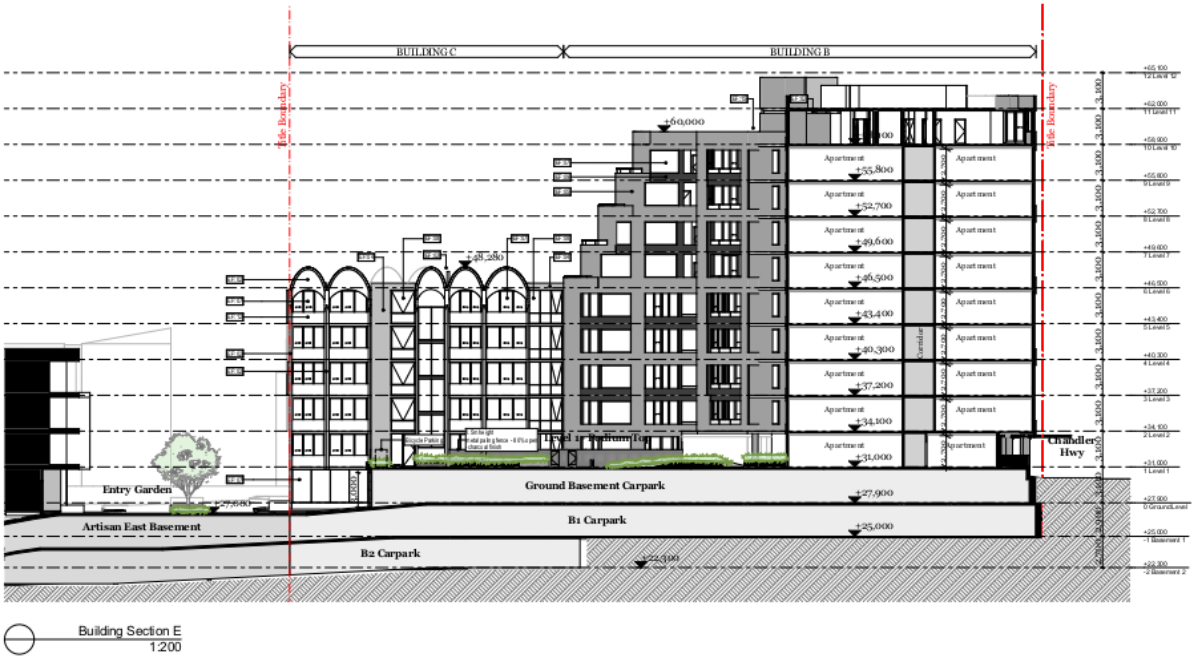






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Attachment 1 - Decision Plans



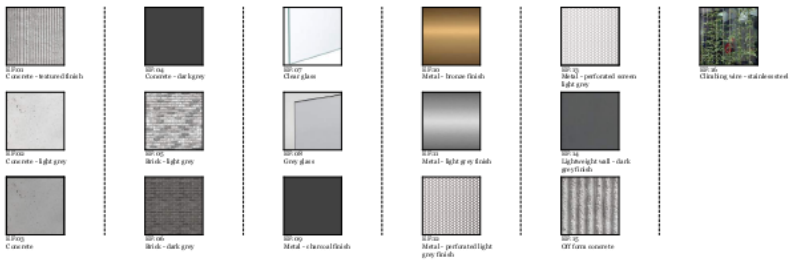


Rev.	Date	By	Chd	Description
A	21/09/20	PT	TM	For Planning
B	27/11/20	JWHN	TM	For Review
C	21/07/21	JWHN	TM	For Coordination
D	04/07/22	PT	RN	TM RH

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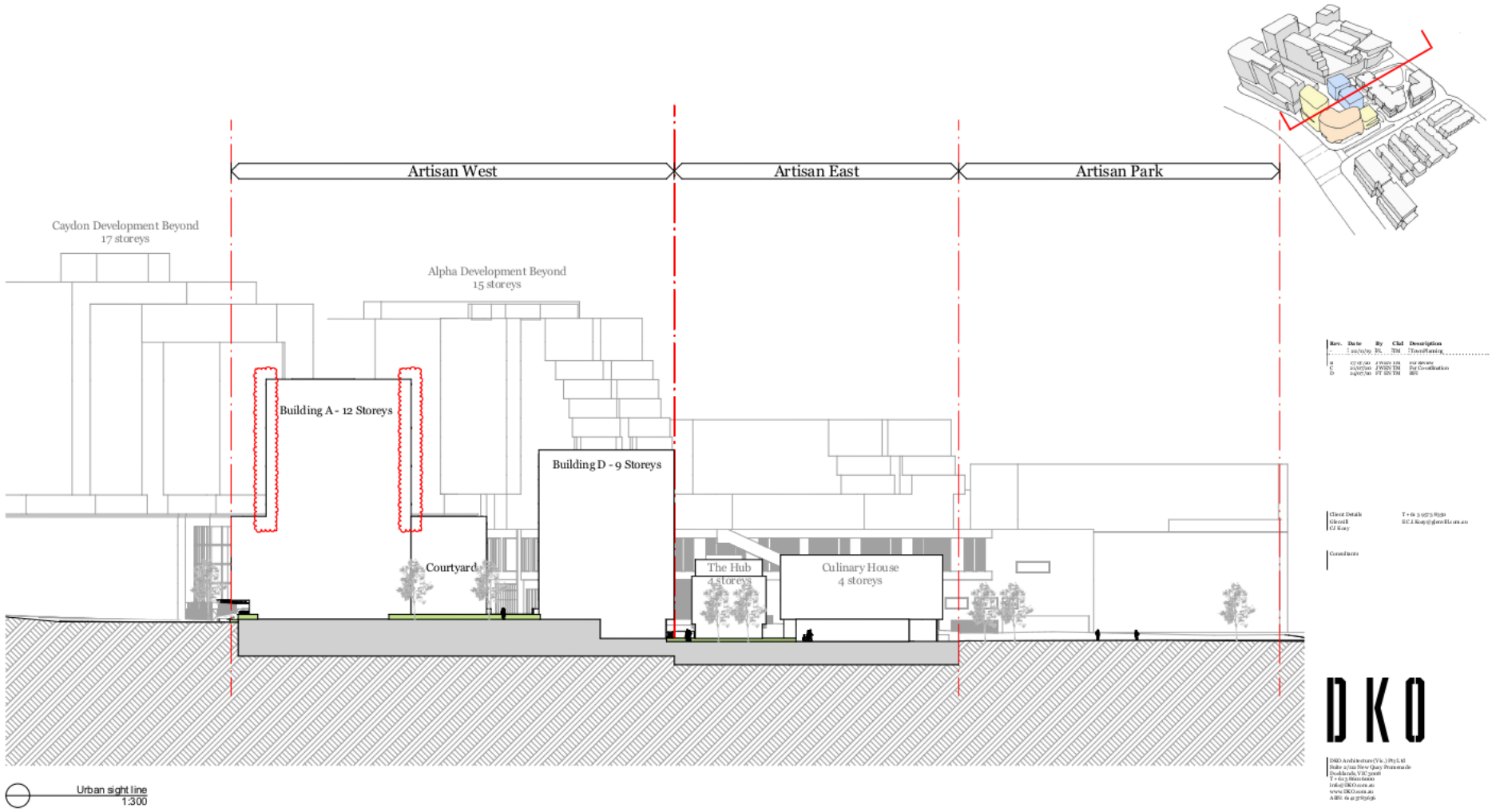
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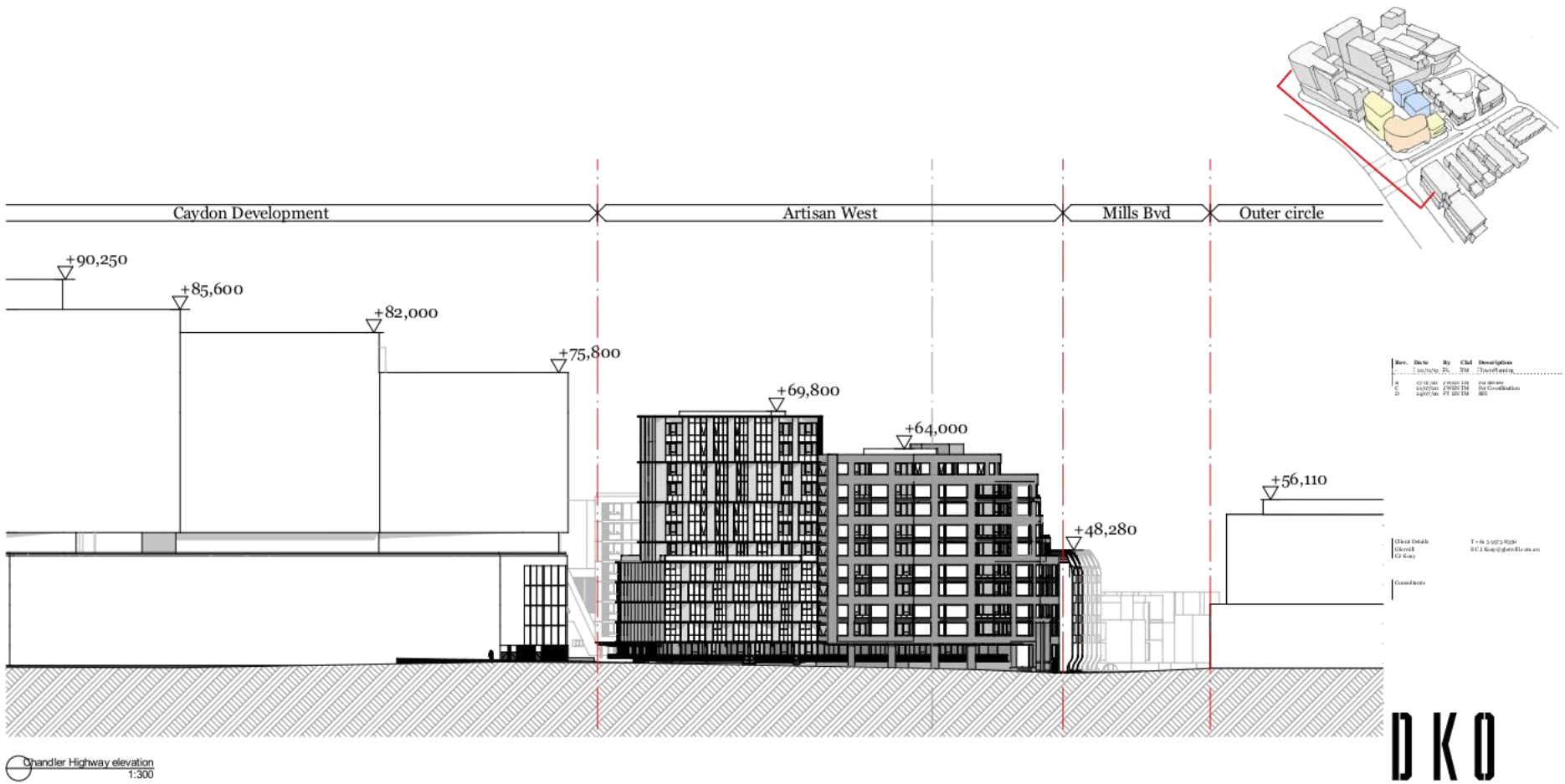
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Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JS, JW, RN
Checked By	RH
Date	18/07/22
Scale	1:200 @ A1, 1:400 @ A3
Drawing Series	Elevations & Sections
Drawing Name	Sections - Sheet 3
Drawing Number	TP306
Revision	D

Printed: Tuesday, 26 July 2022

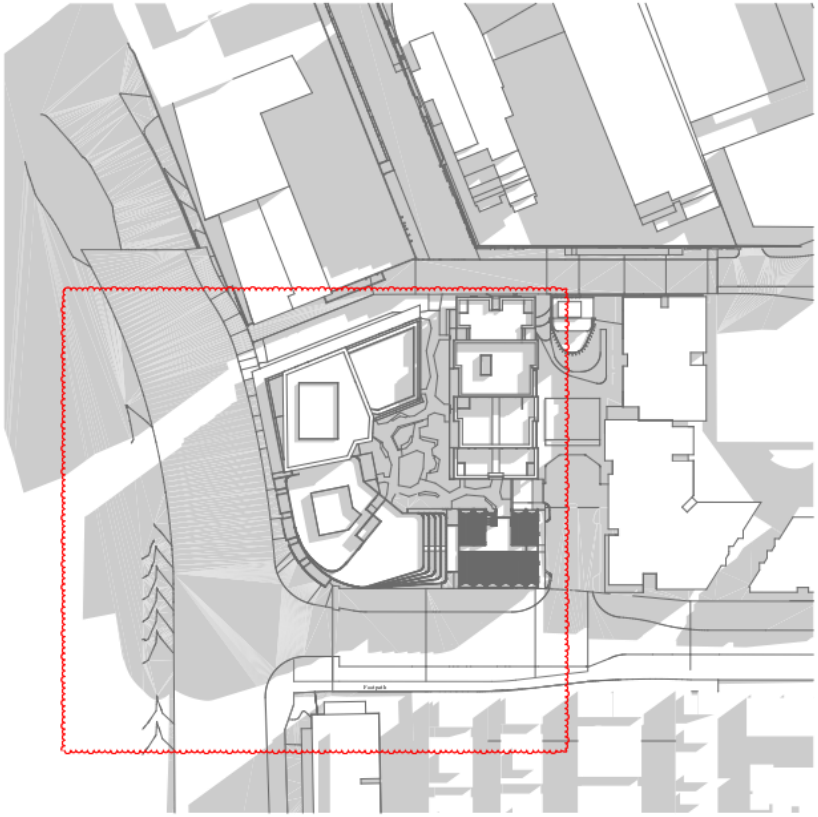
Attachment 1 - Decision Plans



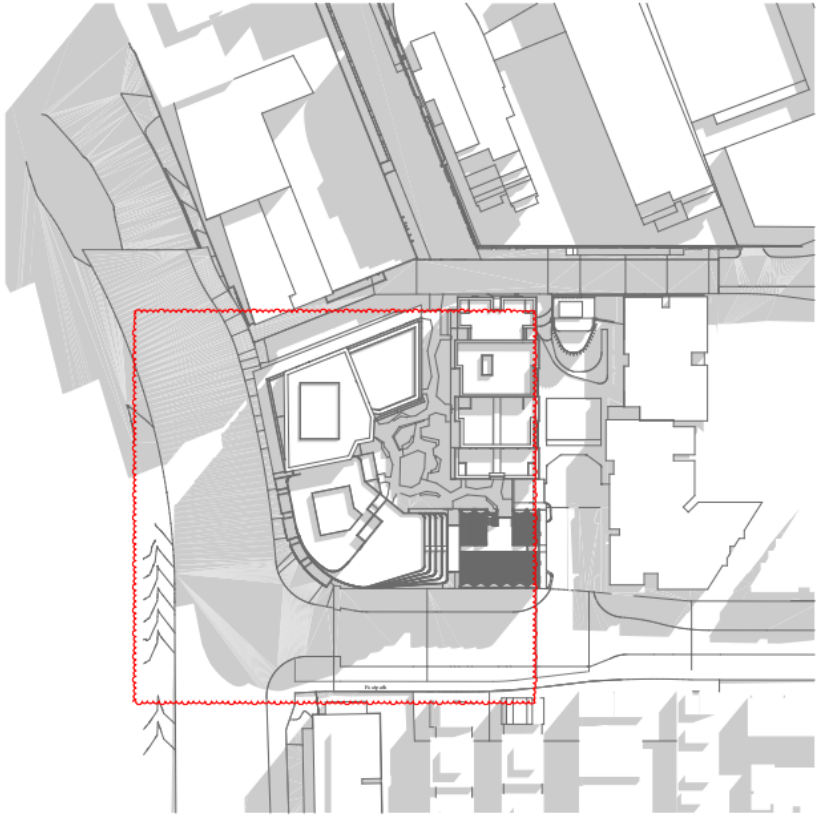
Attachment 1 - Decision Plans



Attachment 1 - Decision Plans



01 September 22 - 9am
1:600



02 September 22 - 10am
1:600

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Rev. Date By Chd Description
A 21/06/20 PT TM Town Planning
B 27/06/20 JWHN TM For Review
C 21/07/20 JWHN TM For Coordination
D 24/07/20 PT HN TM RFI

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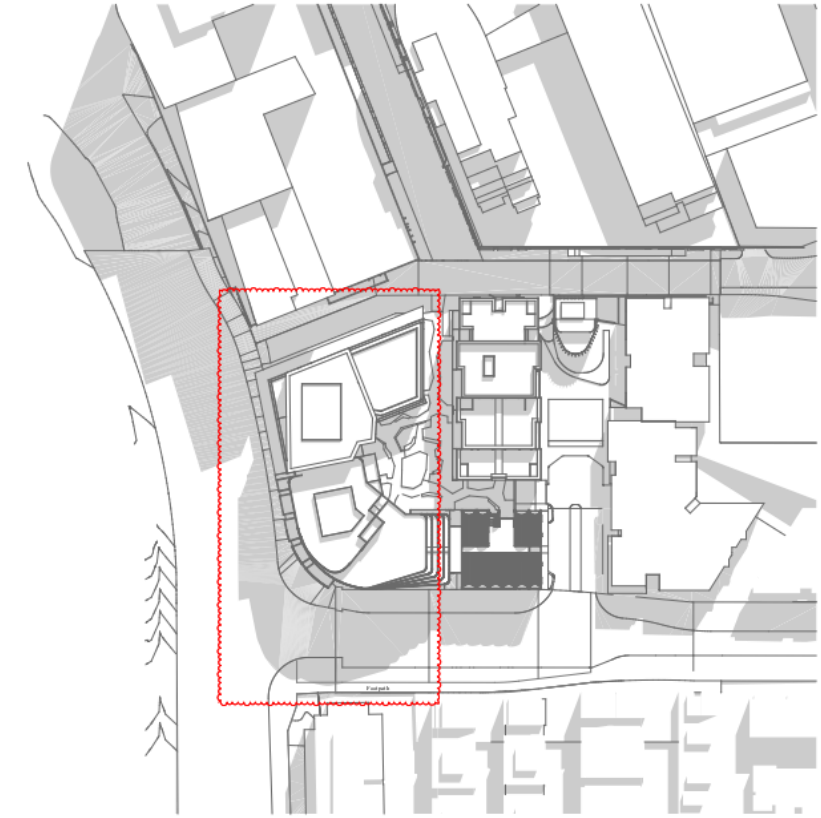
Project Name Artisan West
Project Number 18646
Project Address Alphington,
Melbourne, VIC 3078
Drawn By TM, CR, PT, HL, JW, HN
Checked By RM
Date 28/07/20
Scale 1:600 @ A1, 1:1200 @ A3

Drawing Series Supporting Drawings
Drawing Name Shadows - 22 Sept 9am-10am

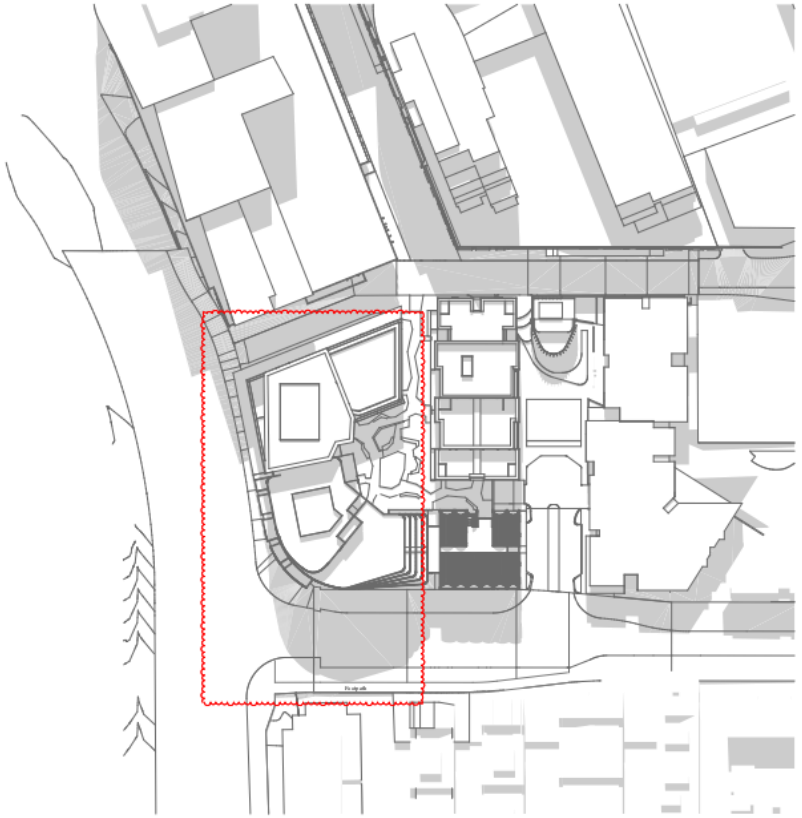
Drawing Number TP400
Revision D

Printed: Tuesday, 28 July 2020

Attachment 1 - Decision Plans



03 September 22 - 11am
1:600



04 September 22 - 12pm
1:600

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Rev. Date By Chd Description
A 21/06/22 PT TM Town Planning
B 27/06/22 JWHN TM For Review
C 21/07/22 JWHN TM For Coordination
D 04/07/22 PT HN TM HN

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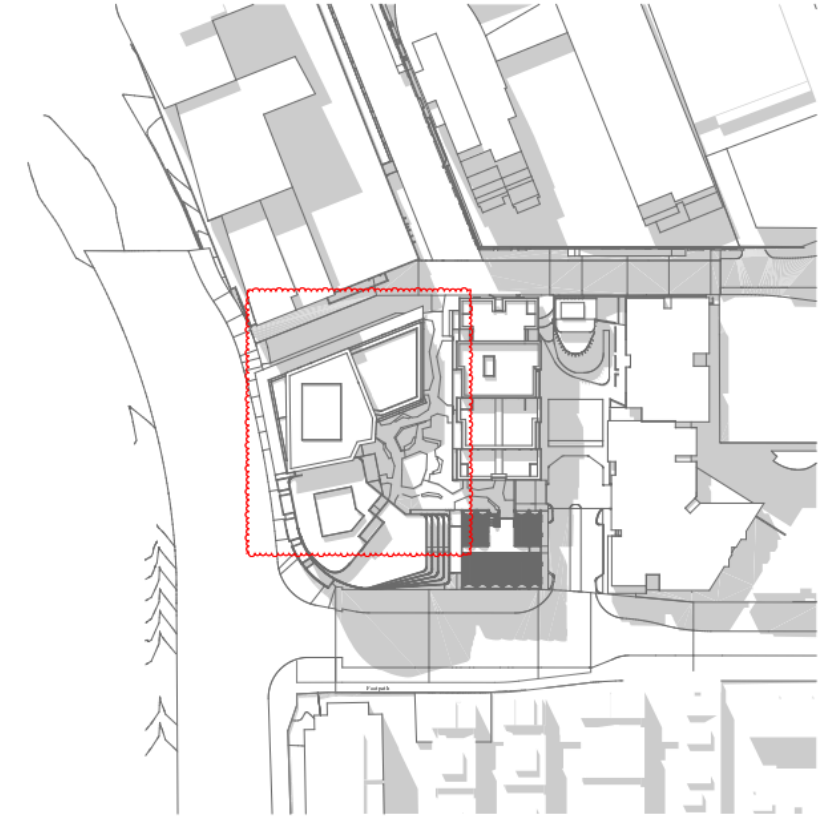
Project Name Artisan West
Project Number 16646
Project Address Alphington,
Melbourne, VIC 3078
Drawn By TM, CR, PT, HL, JW, HN
Checked By HM
Date 18/07/22
Scale 1:600 @ A1, 1:1000 @ A3

Drawing Series Supporting Drawings
Drawing Name Shadows - 22 Sept 11am-12pm

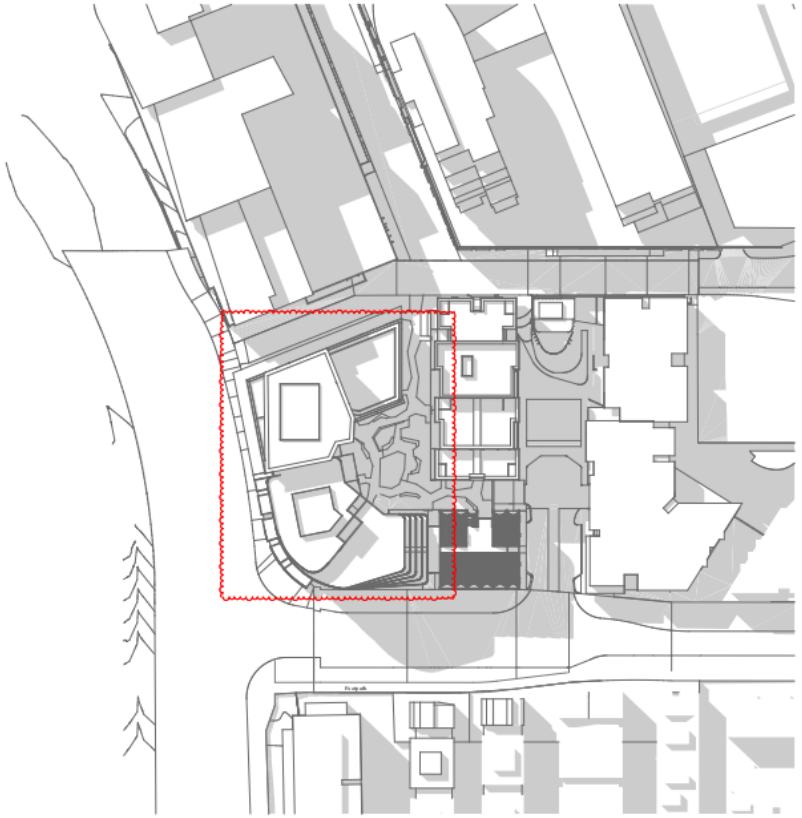
Drawing Number TP401
Revision D

Printed: Tuesday, 26 July 2022

Attachment 1 - Decision Plans



05 September 22 - 1pm
1:600



06 September 22 - 2pm
1:600

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Rev. Date By Chd Description
A 21/06/22 PT TM Town Planning
B 27/06/22 JW/BS TM For Review
C 21/07/22 JW/BS TM For Coordination
D 24/07/22 PT BS TM RFI

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Project Name Artisan West
Project Number 16646
Project Address Alphington,
Melbourne, VIC 3078

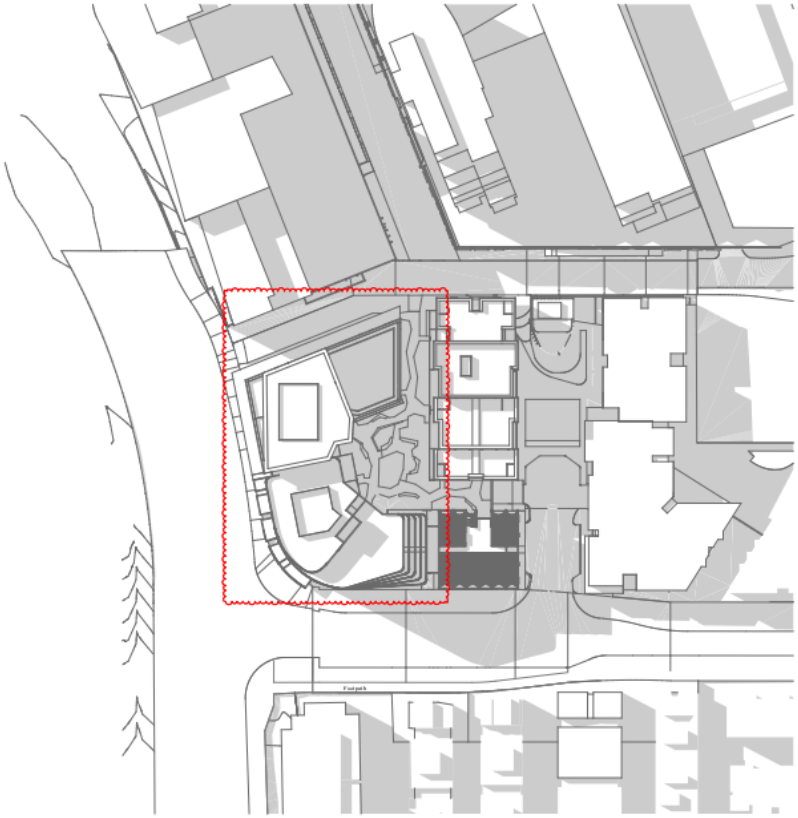
Drawn By TM, CR, PT, BS, JW, RS
Checked By RM
Date 28/07/22
Scale 1:600 @ A1, 1:1200 @ A3

Drawing Series Supporting Drawings
Drawing Name Shadows - 22 Sept 1pm-2pm

Drawing Number TP402
Revision D

Printed: Tuesday, 26 July 2022

Attachment 1 - Decision Plans



07 September 22 - 3pm
1:600

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Rev. | Date | By | Chd | Description
D | 21/07/20 | PT | TM | For Council Meeting
C | 21/07/20 | JW/RS | TM | For Coordination
B | 17/07/20 | JW/RS | TM | For Review
A | 10/06/20 | PT | TM | RFI

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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JS, JW, RS
Checked By	RM
Date	18/07/20
Scale	1:600 @ A1, 1:1000 @ A3
Drawing Series	Supporting Drawings
Drawing Name	Shadows - 22 Sept 3pm
Drawing Number	TP403
Revision	D

Printed: Tuesday, 28 July 2020

Attachment 1 - Decision Plans



LEVELS	APMT		D17	D19	D20		D24	D25	D27
	Apt. No.	Type	(Accessibility)	(Private Open Space)	(Storage) m3		(Functional Layout)	(Room Depth)	(Natural Ventilation)
					Inside	Total			
BUILDING C									
GROUND									
	CG.01	2 B			9	14	✓	✓	✓	✓
	CG.02	2 B			9	14	✓	✓	✓	
	CG.05	2 B			12	18	✓	✓	✓	
BUILDING D									
GROUND									
	DG.01	2 B	✓		9	14	✓	✓	✓	
	DG.02	2 B	✓		9	14	✓	✓	✓	
	DG.05	1 B	✓	✓1	6	10	✓	✓	✓	

NOTE
✓1 'Blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
-	7 10/07/20	RL	TM	Town Planning
A	10/06/20	PT	TM	RFI
B	17/06/20	JWHN	TM	For Review
C	21/07/20	JWHN	TM	For Coordination
D	24/07/20	PT	RN	TM RFI

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Project Name	Artisan West
Project Number	16846
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JH, JW, RN
Checked By	RM
Date	16/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level G - Clause 58 Overlay
Drawing Number	TP404
Revision	D

Attachment 1 - Decision Plans



LEVEL 8	Apt. No.	Type	D17 Accessibility	D18 Private Open Space	D20 Storage m3 Inside	D20 Storage m3 Total	D24 Functional Layout	D26 Room Depth	D27 Natural Ventilation
BUILDING A									
LEVEL 1									
	A1 01	2 B		✓	9	16	✓	✓	✓	
	A1 02	1 B			6	10	✓	✓	✓	
	A1 03	1 B			6	10	✓	✓	✓	
	A1 04	2 B		✓	9	16	✓	✓	✓	✓
	A1 05	1 B		✓	6	10	✓	✓	✓	
	A1 06	1 B		✓	6	10	✓	✓	✓	
	A1 07	1 B		✓	6	10	✓	✓	✓	
	A1 08	2 B		✓1	9	16	✓	✓	✓	✓
	A1 09	2 B			9	16	✓	✓	✓1	✓
	A1 10	2 B			9	16	✓	✓	✓	
BUILDING B									
LEVEL 1									
	B1 01	1 B			6	10	✓	✓	✓	
	B1 02	1 B			6	10	✓	✓	✓	
	B1 03	1 B			6	10	✓	✓	✓	
	B1 04	1 B	✓	✓	6	10	✓	✓	✓	
	B1 05	1 B	✓		6	10	✓	✓1	✓	
BUILDING C									
LEVEL 1									
	C1 01	1 B		✓	6	10	✓	✓	✓	
	C1 02	2 B	✓		9	14	✓	✓	✓	
	C1 03	2 B	✓	✓1	9	14	✓	✓	✓	
	C1 04	2 B		✓1	9	14	✓	✓	✓	
BUILDING D									
LEVEL 1									
	D1 01	2 B	✓	✓	9	14	✓	✓	✓	
	D1 02	2 B	✓	✓	9	14	✓	✓	✓	
	D1 03	2 B		✓	9	14	✓	✓	✓	✓
	D1 04	2 B		✓	9	14	✓	✓	✓	✓
	D1 05	2 B	✓	✓	9	14	✓	✓	✓	
	D1 06	2 B	✓	✓	9	14	✓	✓	✓	
	D1 07	2 B	✓	✓1	9	14	✓	✓	✓	

NOTE
✓1 Blue tick - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
-	10/05/23	RL	TM	Town Planning
A	01/06/23	PT	TM	RFI
B	07/07/23	JWSD	TM	For Review
C	21/07/23	JWSD	TM	For Coordination
D	24/07/23	PT	RN TM	RFI

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Project Name	Artisan West
Project Number	18846
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, RL, JW, RN
Checked By	RM
Date	26/07/23
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 1 - Clause 58 Overlay
Drawing Number	TP405
Revision	D

Attachment 1 - Decision Plans



Level 2
1:200

LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3		D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 2	A2.01	2 b		✓1	9	16	✓	✓	✓	✓
	A2.02	2 b	✓	✓1	9	16	✓	✓	✓	✓
	A2.05	1 b	✓	✓1	6	10	✓	✓	✓	
	A2.04	1 b	✓	✓1	6	10	✓	✓	✓	
	A2.05	2 b		✓1	9	16	✓	✓1	✓1	✓
	A2.06	1 b		✓1	6	10	✓	✓	✓	
	A2.07	1 b		✓1	6	10	✓	✓	✓	
	A2.08	1 b		✓1	6	10	✓	✓	✓	
	A2.09	2 b		✓1	9	16	✓	✓1	✓1	✓
	A2.10	2 b			9	16	✓	✓1	✓1	✓
	A2.11	1 b		✓1	6	10	✓	✓	✓	
BUILDING B									
LEVEL 2	B2.01	2 b		✓	9	16	✓	✓1	✓	✓
	B2.02	2 b	✓	✓	9	16	✓	✓	✓	
	B2.04	2 b		✓1	9	16	✓	✓1	✓1	✓
	B2.05	2 b	✓	✓1	9	16	✓	✓	✓	✓
	B2.06	1 b		✓	6	10	✓	✓	✓	
	B2.07	2 b	✓	✓	9	16	✓	✓	✓1	
	B2.08	1 b	✓	✓1	6	10	✓	✓	✓	
	B2.09	1 b	✓	✓1	6	10	✓	✓1	✓	✓
BUILDING C									
LEVEL 2	C2.01	1 b		✓	6	10	✓	✓	✓	
	C2.02	1 b		✓	6	10	✓	✓	✓	✓
	C2.05	1 b		✓	6	10	✓	✓	✓	
	C2.04	2 b	✓	✓	9	14	✓	✓	✓	
	C2.05	2 b	✓	✓	9	14	✓	✓	✓	
BUILDING D									
LEVEL 2	D2.01	2 b		✓	9	14	✓	✓	✓	✓
	D2.02	2 b	✓	✓	9	14	✓	✓	✓	
	D2.05	2 b	✓	✓	9	14	✓	✓	✓	
	D2.04	2 b	✓	✓	9	14	✓	✓	✓	
	D2.05	2 b		✓	9	14	✓	✓	✓	✓
	D2.06	2 b		✓	9	14	✓	✓	✓	✓
	D2.07	2 b	✓	✓	9	14	✓	✓	✓	
	D2.08	2 b	✓	✓	9	14	✓	✓	✓	
	D2.09	2 b	✓	✓	9	14	✓	✓	✓	
	D2.10	2 b		✓	9	14	✓	✓	✓	✓

NOTE
✓1 'blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
-	22/06/20	BL	TM	Town Planning
A	22/06/20	PT	TM	RFI
B	27/06/20	JWSN	TM	For Review
C	21/07/20	JWSN	TM	For Coordination
D	24/07/20	PT	BN	RFI

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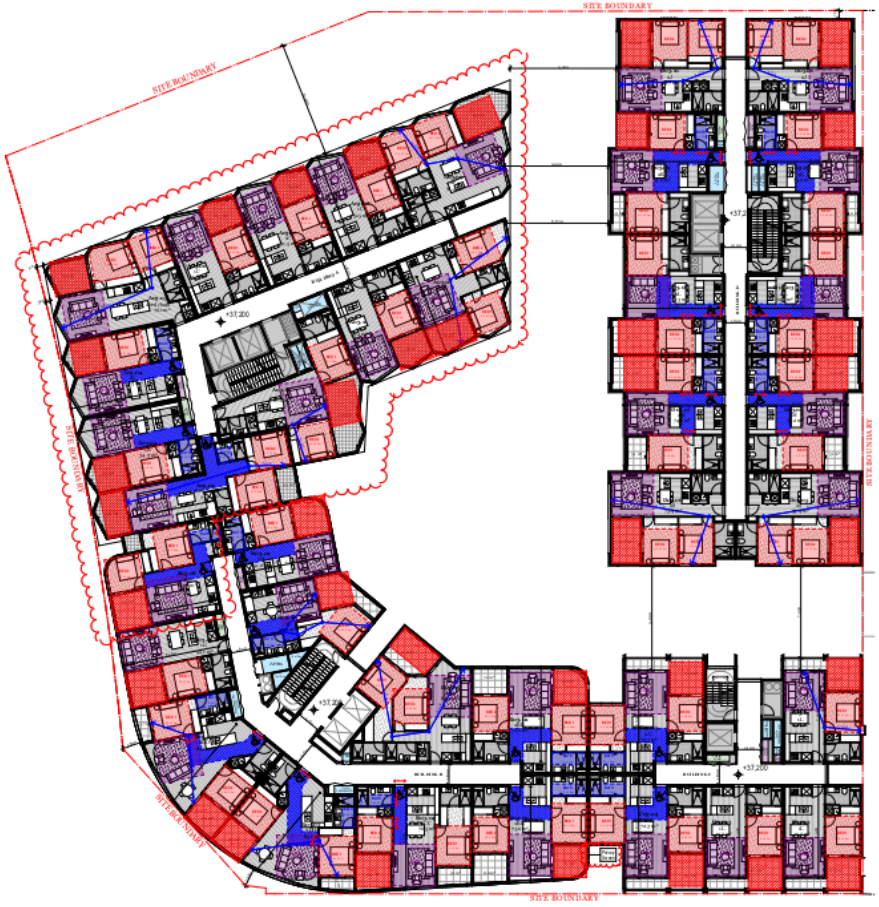
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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, BL, JW, BN
Checked By	RM
Date	28/07/20
Scale	

Drawing Series	Supporting Drawings
Drawing Name	Level 2 - Class 1 & 2 Overlay

Drawing Number TP406
Revision D

Attachment 1 - Decision Plans



LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3 Inside	D20 (Storage) m 3 Total	D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
BUILDING A									
LEVEL 5	A5 01	2 B		✓1	9	16	✓	✓	✓
	A5 02	2 B	✓	✓1	9	16	✓	✓	✓
	A5 05	1 B	✓	✓1	6	10	✓	✓	
	A5 04	1 B	✓	✓1	6	10	✓	✓	
	A5 03	2 B		✓1	9	16	✓	✓1	✓
	A5 06	1 B		✓1	6	10	✓	✓	
	A5 07	1 B		✓1	6	10	✓	✓	
	A5 08	1 B		✓1	6	10	✓	✓	
	A5 09	2 B		✓1	9	16	✓	✓1	✓
	A5 10	2 B		✓1	9	16	✓	✓1	✓
	A5 11	1 B		✓1	6	10	✓	✓	
BUILDING B									
LEVEL 5	B5 01	2 B		✓	9	16	✓	✓1	✓
	B5 02	2 B	✓	✓1	9	16	✓	✓	
	B5 05	2 B	✓	✓1	9	16	✓	✓	
	B5 04	2 B	✓	✓	9	16	✓	✓	
	B5 03	2 B	✓	✓1	9	16	✓	✓	✓
	B5 06	2 B	✓	✓1	9	16	✓	✓	✓
	B5 07	1 B		✓	6	10	✓	✓	
	B5 08	2 B	✓	✓	9	16	✓	✓1	
	B5 04	1 B			6	10	✓		
	B5 10	1 B	✓	✓1	6	10	✓	✓1	✓
BUILDING C									
LEVEL 3	C5 01	1 B		✓	6	10	✓	✓	✓
	C5 02	1 B		✓	6	10	✓	✓	
	C5 05	1 B		✓	6	10	✓	✓	
	C5 04	2 B	✓	✓	9	14	✓	✓	
	C5 03	2 B	✓	✓	9	14	✓	✓	
BUILDING D									
LEVEL 3	D5 01	2 B		✓	9	14	✓	✓	✓
	D5 02	2 B	✓	✓	9	14	✓	✓	
	D5 05	2 B	✓	✓	9	14	✓	✓	
	D5 04	2 B	✓	✓	9	14	✓	✓	
	D5 03	2 B		✓	9	14	✓	✓	✓
	D5 06	2 B		✓	9	14	✓	✓	✓
	D5 07	2 B	✓	✓	9	14	✓	✓	
	D5 08	2 B	✓	✓	9	14	✓	✓	
	D5 09	2 B	✓	✓	9	14	✓	✓	
	D5 10	2 B		✓	9	14	✓	✓	✓

NOTE
✓1 'Blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
A	21/06/20	PT	TM	Town Planning
B	27/07/20	JW/BN	TM	For Review
C	21/07/20	JW/BN	TM	For Coordination
D	24/07/20	PT	BN	TM

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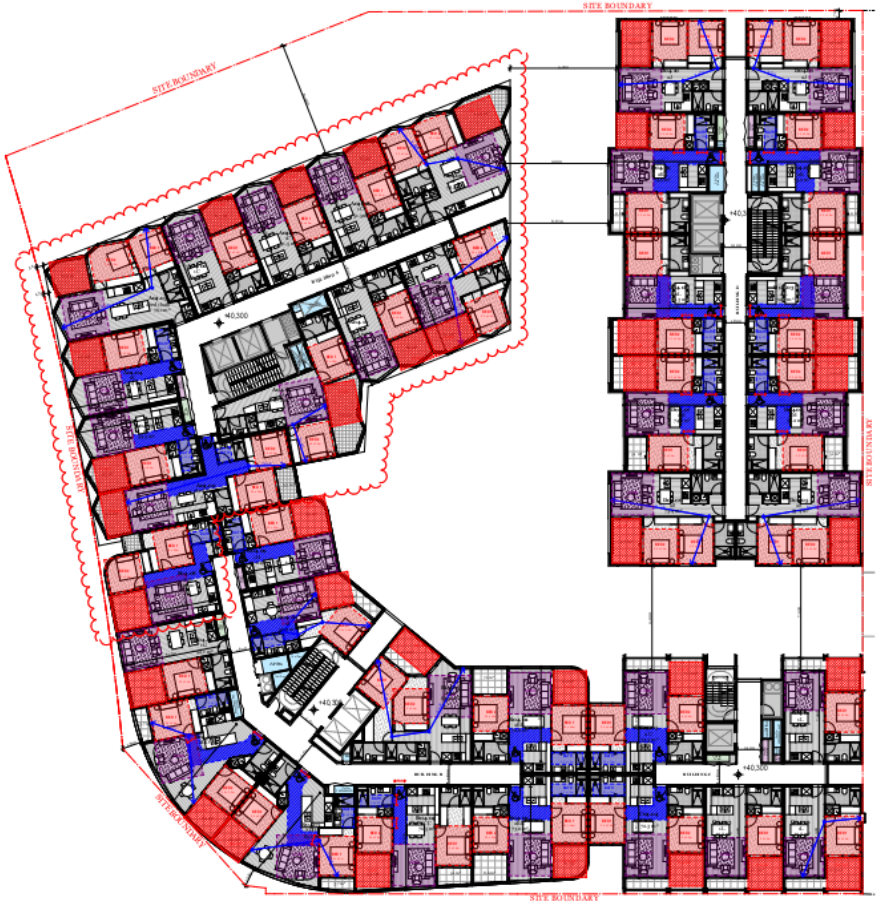
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, BL, JW, BN
Checked By	RM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 3 - Clause 58 Overlay
Drawing Number	TP407
Revision	D

Level 3
1:200

Attachment 1 - Decision Plans



LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3		D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 4									
	A4 01	2 b		✓1	9	16	✓	✓	✓
	A4 02	2 b	✓	✓1	9	16	✓	✓	✓
	A4 05	1 b	✓	✓1	6	10	✓	✓	
	A4 04	1 b	✓	✓1	6	10	✓	✓	
	A4 03	2 b		✓1	9	16	✓	✓1	✓
	A4 06	1 b		✓1	6	10	✓	✓	
	A4 07	1 b		✓1	6	10	✓	✓	
	A4 08	1 b		✓1	6	10	✓	✓	
	A4 09	2 b		✓1	9	16	✓	✓1	✓
	A4 10	2 b			9	16	✓	✓1	✓
	A4 11	1 b		✓1	6	10	✓	✓	
BUILDING B									
LEVEL 4									
	B4 01	2 b		✓	9	16	✓	✓1	✓
	B4 02	2 b	✓	✓1	9	16	✓	✓	
	B4 05	2 b	✓	✓1	9	16	✓	✓	
	B4 04	2 b	✓	✓	9	16	✓	✓	
	B4 03	2 b	✓	✓1	9	16	✓	✓	✓
	B4 06	2 b	✓	✓1	9	16	✓	✓	✓
	B4 07	1 b		✓	6	10	✓	✓	
	B4 08	2 b	✓	✓	9	16	✓	✓1	
	B4 09	1 b	✓	✓1	6	10	✓	✓	
	B4 10	1 b	✓	✓1	6	10	✓	✓1	✓
BUILDING C									
LEVEL 4									
	C4 01	1 b		✓	6	10	✓	✓	
	C4 02	1 b		✓	6	10	✓	✓	✓
	C4 05	1 b		✓	6	10	✓	✓	
	C4 04	2 b	✓	✓	9	14	✓	✓	
	C4 03	2 b	✓	✓	9	14	✓	✓	
BUILDING D									
LEVEL 4									
	D4 01	2 b		✓	9	14	✓	✓	✓
	D4 02	2 b	✓	✓	9	14	✓	✓	
	D4 05	2 b	✓	✓	9	14	✓	✓	
	D4 04	2 b	✓	✓	9	14	✓	✓	
	D4 03	2 b		✓	9	14	✓	✓	✓
	D4 06	2 b		✓	9	14	✓	✓	✓
	D4 07	2 b	✓	✓	9	14	✓	✓	
	D4 08	2 b	✓	✓	9	14	✓	✓	
	D4 09	2 b	✓	✓	9	14	✓	✓	
	D4 10	2 b		✓	9	14	✓	✓	✓

NOTE
✓1 'Blue tick' - Odd shaped layout with larger useable areas than minimum standard

Rev.	Date	By	Chd	Description
A	21/06/20	PT	TM	Town Planning
B	07/08/20	JWSD	TM	For Review
C	21/07/20	JWSD	TM	For Coordination
D	24/07/20	PT	SD	TM

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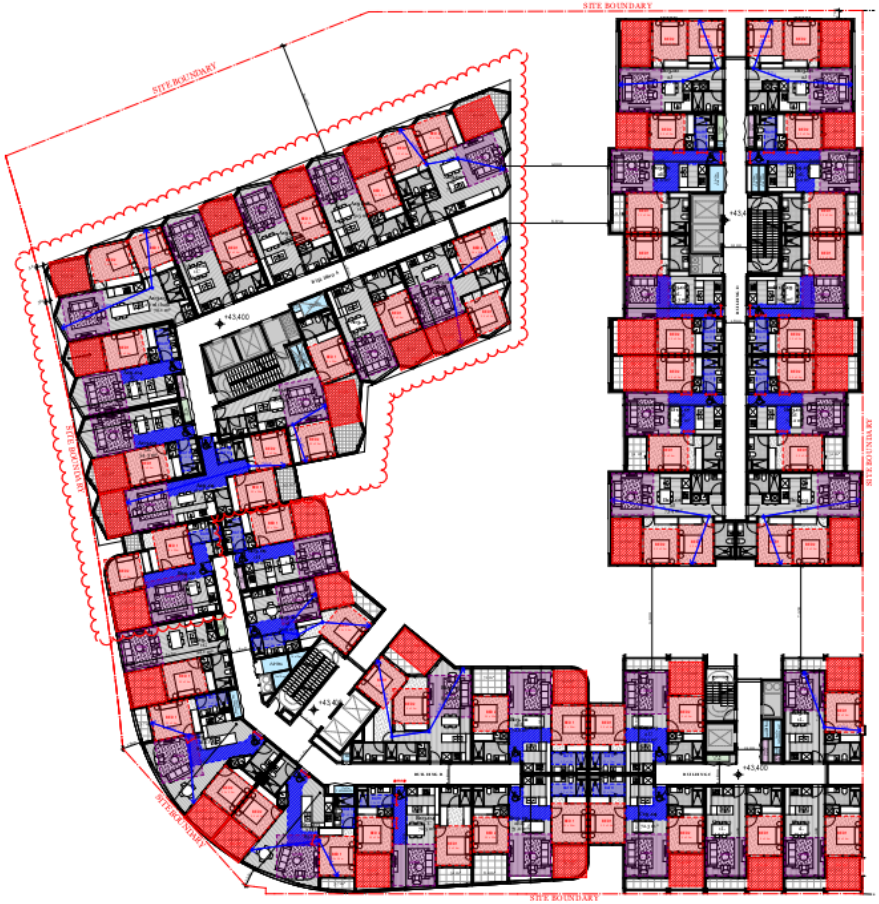
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JS, JW, SD
Checked By	RM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 4 - Class 1 & 58 Overlay
Drawing Number	TP408
Revision	D

Level 4
1:200

Attachment 1 - Decision Plans



Level 5
1:200

LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3		D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 6	A3 01	2 B		✓1	9	16	✓	✓	✓	✓
	A3 02	2 B	✓	✓1	9	16	✓	✓	✓	✓
	A3 05	1 B	✓	✓1	6	10	✓	✓	✓	
	A3 04	1 B	✓	✓1	6	10	✓	✓	✓	
	A3 03	2 B		✓1	9	16	✓	✓1	✓1	✓
	A3 06	1 B		✓1	6	10	✓	✓	✓	
	A3 07	1 B		✓1	6	10	✓	✓	✓	
	A3 08	1 B		✓1	6	10	✓	✓	✓	
	A3 09	2 B		✓1	9	16	✓	✓1	✓1	✓
	A3 10	2 B			9	16	✓	✓1	✓1	✓
	A3 11	1 B		✓1	6	10	✓	✓	✓	
BUILDING B										
LEVEL 6	B3 01	2 B		✓	9	16	✓	✓1	✓	✓
	B3 02	2 B	✓	✓1	9	16	✓	✓	✓	
	B3 05	2 B	✓	✓1	9	16	✓	✓	✓	
	B3 04	2 B	✓	✓	9	16	✓	✓	✓	
	B3 03	2 B	✓	✓1	9	16	✓	✓	✓	✓
	B3 06	2 B	✓	✓1	9	16	✓	✓	✓	✓
	B3 07	1 B		✓	6	10	✓	✓	✓	
	B3 08	2 B	✓	✓	9	16	✓	✓	✓1	
	B3 09	1 B	✓	✓1	6	10	✓	✓	✓	
	B3 10	1 B	✓	✓1	6	10	✓	✓1	✓	✓
BUILDING C										
LEVEL 5	C3 01	1 B		✓	6	10	✓	✓	✓	✓
	C3 02	1 B		✓	6	10	✓	✓	✓	
	C3 05	1 B		✓	6	10	✓	✓	✓	
	C3 04	2 B	✓	✓	9	14	✓	✓	✓	
	C3 03	2 B	✓	✓	9	14	✓	✓	✓	
BUILDING D										
LEVEL 5	D5 01	2 B		✓	9	14	✓	✓	✓	✓
	D5 02	2 B	✓	✓	9	14	✓	✓	✓	
	D5 05	2 B	✓	✓	9	14	✓	✓	✓	
	D5 04	2 B	✓	✓	9	14	✓	✓	✓	
	D5 03	2 B		✓	9	14	✓	✓	✓	✓
	D5 06	2 B		✓	9	14	✓	✓	✓	✓
	D5 07	2 B	✓	✓	9	14	✓	✓	✓	
	D5 08	2 B	✓	✓	9	14	✓	✓	✓	
	D5 09	2 B	✓	✓	9	14	✓	✓	✓	
	D5 10	2 B		✓	9	14	✓	✓	✓	✓

NOTE
✓1 'Blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
A	21/06/00	PT	TM	Town Planning
B	27/06/00	JWBN	TM	For Review
C	21/07/00	JWBN	TM	For Coordination
D	24/07/00	PT	BN	TM

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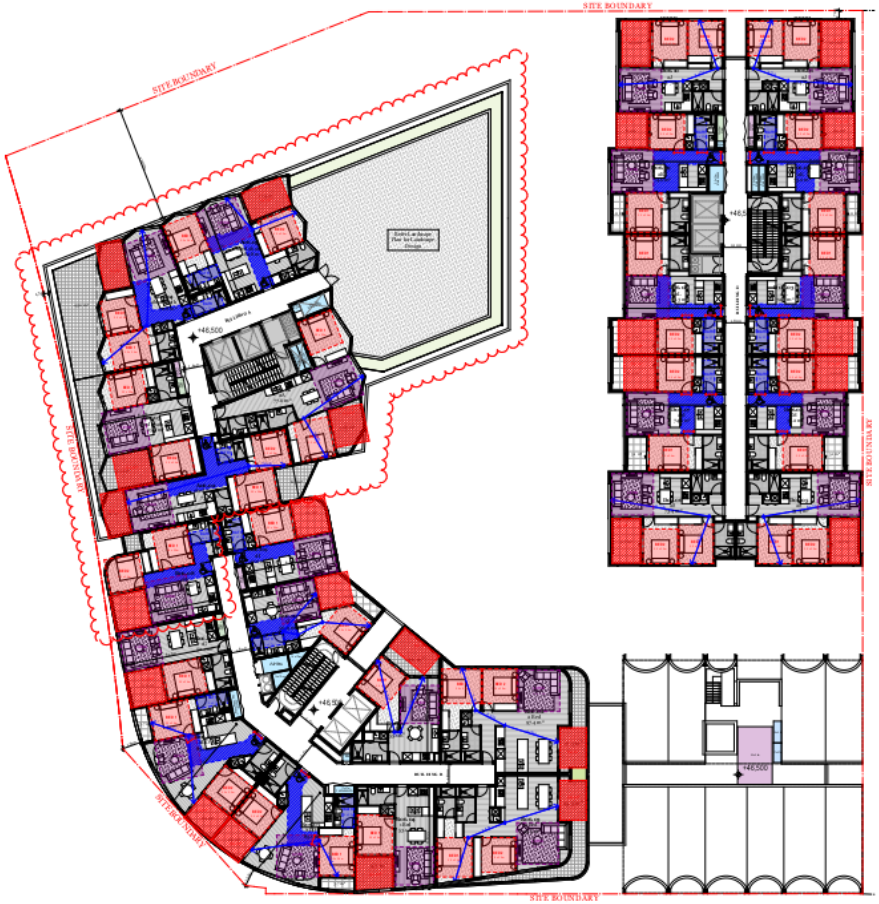
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, BL, JW, BN
Checked By	BM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 5 - Clause 58 Overlay
Drawing Number	TP409
Revision	D

Attachment 1 - Decision Plans



LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3		D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 6									
	A6.01	2 B		✓1	9	16	✓	✓1	✓	✓
	A6.02	2 B	✓	✓1	9	16	✓	✓	✓	✓
	A6.05	2 B		✓1	9	16	✓	✓1	✓	
	A6.04	2 B	✓	✓1	9	16	✓	✓1	✓1	✓
	A6.03	2 B	✓	✓1	9	16	✓	✓	✓	✓
BUILDING B									
LEVEL 6									
	B6.01	1 B		✓	6	10	✓	✓1	✓	✓
	B6.02	2 B		✓	9	16	✓	✓	✓	✓
	B6.05	2 B		✓	9	16	✓	✓	✓	✓
	B6.04	1 B		✓1	6	10	✓	✓	✓	
	B6.03	2 B	✓	✓1	9	16	✓	✓	✓	✓
	B6.06	2 B	✓	✓1	9	16	✓	✓	✓	✓
	B6.07	1 B		✓	6	10	✓	✓	✓	
	B6.08	2 B	✓	✓	9	16	✓	✓	✓1	
	B6.09	1 B	✓	✓1	6	10	✓	✓	✓	
	B6.10	1 B	✓	✓1	6	10	✓	✓1	✓	✓
BUILDING D									
LEVEL 6									
	D6.01	2 B		✓	9	14	✓	✓	✓	✓
	D6.02	2 B	✓	✓	9	14	✓	✓	✓	
	D6.05	2 B	✓	✓	9	14	✓	✓	✓	
	D6.04	2 B	✓	✓	9	14	✓	✓	✓	
	D6.05	2 B		✓	9	14	✓	✓	✓	✓
	D6.06	2 B		✓	9	14	✓	✓	✓	✓
	D6.07	2 B	✓	✓	9	14	✓	✓	✓	
	D6.08	2 B	✓	✓	9	14	✓	✓	✓	
	D6.09	2 B	✓	✓	9	14	✓	✓	✓	
	D6.10	2 B		✓	9	14	✓	✓	✓	✓

NOTE
✓1 'blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
	21/07/20	BL	TM	Town Planning
A	21/06/20	PT	TM	RFI
B	27/07/20	JWSN	TM	For Review
C	21/07/20	JWSN	TM	For Coordination
D	24/07/20	PT	BN	RFI

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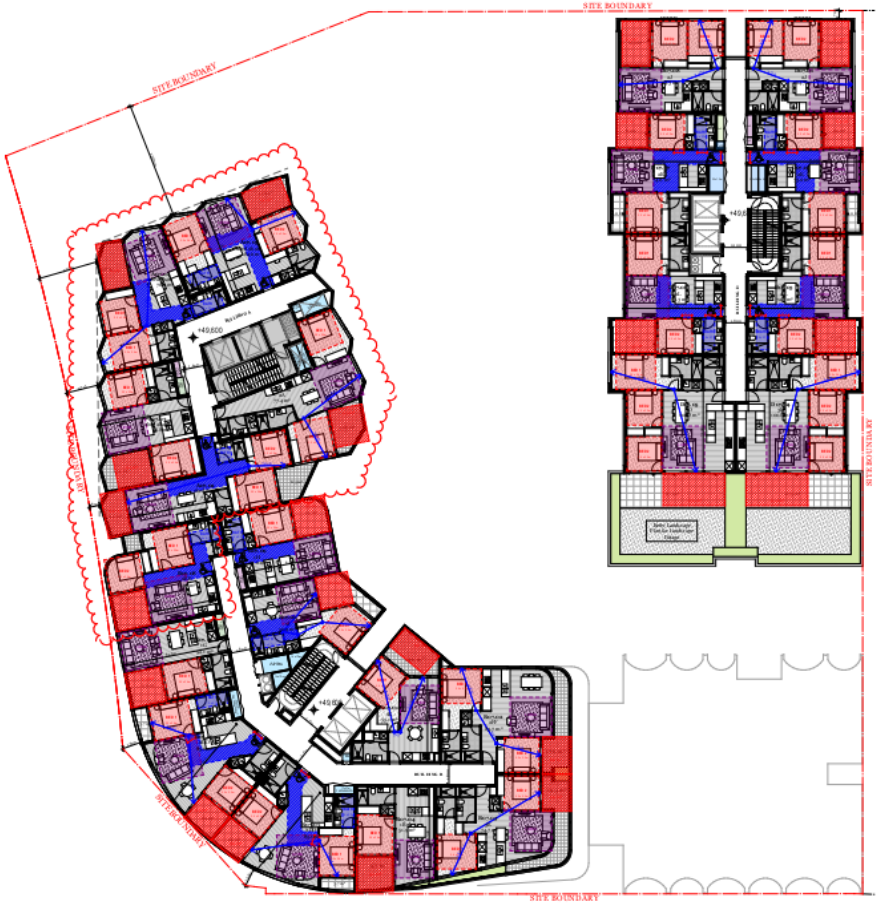
Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, BL, JW, BN
Checked By	BM
Date	28/07/20
Scale	

Drawing Series	Supporting Drawings
Drawing Name	Level 6 - Class 1 Overlay

Drawing Number TP410
Revision D

Level 6
1:200

Attachment 1 - Decision Plans



LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3		D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
					Inside	Total			
BUILDING A LEVEL 7									
	A7 01	2 B		✓1	9	16	✓	✓1	✓	✓
	A7 02	2 B	✓	✓1	9	16	✓	✓	✓	✓
	A7 05	2 B		✓1	9	16	✓	✓1	✓	
	A7 04	2 B	✓	✓1	9	16	✓	✓1	✓1	✓
	A7 03	2 B	✓	✓1	9	16	✓	✓	✓	✓
BUILDING B LEVEL 7									
	B7 01	1 B		✓	6	10	✓	✓1	✓	✓
	B7 02	2 B		✓1	9	16	✓	✓	✓	✓
	B7 05	2 B		✓1	9	16	✓	✓	✓	✓
	B7 04	1 B		✓1	6	10	✓	✓	✓	
	B7 03	2 B	✓	✓1	9	16	✓	✓	✓	✓
	B7 06	2 B	✓	✓1	9	16	✓	✓	✓	✓
	B7 07	1 B		✓	6	10	✓	✓	✓	
	B7 08	2 B	✓	✓	9	16	✓	✓	✓1	
	B7 09	1 B	✓	✓	6	10	✓	✓	✓	
	B7 10	1 B	✓	✓1	6	10	✓	✓1	✓	✓
BUILDING D LEVEL 7									
	D7 01	2 B		✓	9	14	✓	✓	✓	✓
	D7 02	2 B	✓	✓	9	14	✓	✓	✓	
	D7 05	2 B	✓	✓	9	14	✓	✓	✓	
	D7 04	3 B		✓	12	18	✓	✓	✓	✓
	D7 03	3 B		✓	12	18	✓	✓	✓	✓
	D7 06	2 B	✓	✓	9	14	✓	✓	✓	
	D7 07	2 B	✓	✓	9	14	✓	✓	✓	
	D7 08	2 B		✓	9	14	✓	✓	✓	✓

NOTE
✓1 blue tick - Odd shaped layout with larger useable area than minimum standard

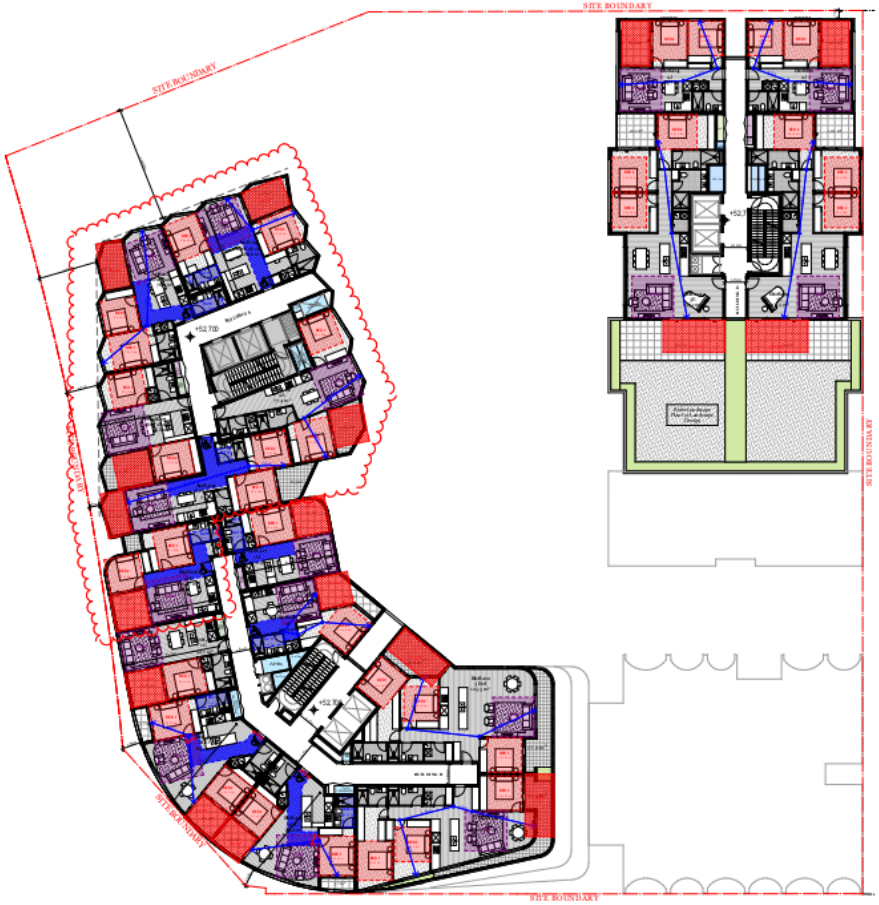
Rev.	Date	By	Chd	Description
-	21/06/50	RL	TM	Town Planning
A	21/06/50	PT	TM	RFI
B	27/07/50	JWSN	TM	For Review
C	21/07/50	JWSN	TM	For Coordination
D	24/07/50	PT	RN TM	RFI

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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, RL, JW, RN
Checked By	RM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 7 - Clause 58 Overlay
Drawing Number	TP411
Revision	D

Level 7
1:200

Attachment 1 - Decision Plans



LEVELS	Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3		D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 3									
	A3 01	2 b		✓1	9	16	✓	✓1	✓	✓
	A3 02	2 b	✓	✓1	9	16	✓	✓	✓	✓
	A3 05	2 b		✓1	9	16	✓	✓1	✓	
	A3 04	2 b	✓	✓1	9	16	✓	✓	✓1	✓
	A3 03	2 b	✓	✓1	9	16	✓	✓	✓	✓
BUILDING B									
LEVEL 3									
	B3 01	2 b		✓1	12	18	✓	✓	✓	✓
	B3 02	2 b		✓1	12	18	✓	✓	✓	✓
	B3 05	2 b		✓1	9	16	✓	✓	✓	✓
	B3 04	2 b	✓	✓1	9	16	✓	✓	✓	✓
	B3 03	1 b		✓	6	10	✓	✓	✓	
	B3 06	2 b	✓	✓	9	16	✓	✓	✓1	
	B3 07	1 b	✓	✓	6	10	✓	✓	✓	
	B3 08	1 b	✓	✓1	6	10	✓	✓1	✓	✓
BUILDING D									
LEVEL 8									
	D8 01	2 b		✓	9	14	✓	✓	✓	✓
	D8 02	2 b		✓	12	18	✓	✓	✓	✓
	D8 05	2 b		✓	12	18	✓	✓	✓	✓
	D8 04	2 b		✓	9	14	✓	✓	✓	✓

NOTE
✓1 'Blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
-	[illegible]	[illegible]	TM	[illegible]
A	21/06/20	PT	TM	RFI
B	27/06/20	JWSN	TM	For Review
C	21/07/20	JWSN	TM	For Coordination
D	24/07/20	PT	RN TM	RFI

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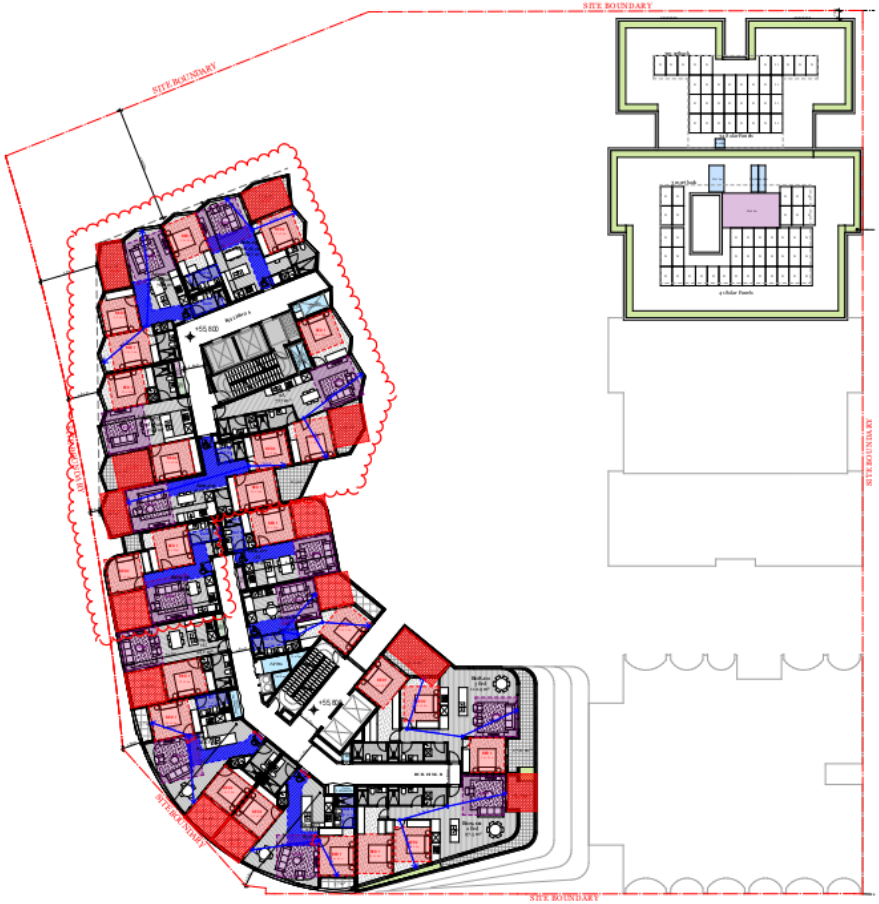
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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JS, JW, RN
Checked By	RM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 8 - Clause 58 Overlay
Drawing Number	TP412
Revision	D

Level 8
1:200

Attachment 1 - Decision Plans



LEVELS	APMT Apt. No.	Type	D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage) m 3 Inside	D20 (Storage) m 3 Total	D24 (Functional Layout)	D25 (Room Depth)	D27 (Natural Ventilation)
BUILDING A									
LEVEL 9									
	A9.01	2 b		✓1	9	16	✓	✓1	✓	✓
	A9.02	2 b	✓	✓1	9	16	✓	✓	✓	✓
	A9.05	2 b		✓1	9	16	✓	✓1	✓	
	A9.04	2 b	✓	✓1	9	16	✓	✓1	✓1	✓
	A9.03	2 b	✓	✓1	9	16	✓	✓	✓	✓
BUILDING B									
LEVEL 9									
	B9.01	3 b		✓1	12	18	✓	✓	✓	✓
	B9.02	2 b		✓1	9	16	✓	✓	✓	✓
	B9.05	2 b	✓	✓1	9	16	✓	✓	✓	✓
	B9.04	2 b	✓	✓1	9	16	✓	✓	✓	✓
	B9.03	1 b		✓	6	10	✓	✓		
	B9.06	2 b	✓	✓	9	16	✓	✓	✓1	
	B9.07	1 b	✓	✓	6	10	✓	✓	✓	
	B9.03	1 b	✓	✓1	6	10	✓	✓1	✓	✓

NOTE
✓1 'blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
A	21/06/20	PT	TM	Town Planning
B	27/06/20	JWSN	TM	For Review
C	21/07/20	JWSN	TM	For Coordination
D	24/07/20	PT	BN	TM BDS

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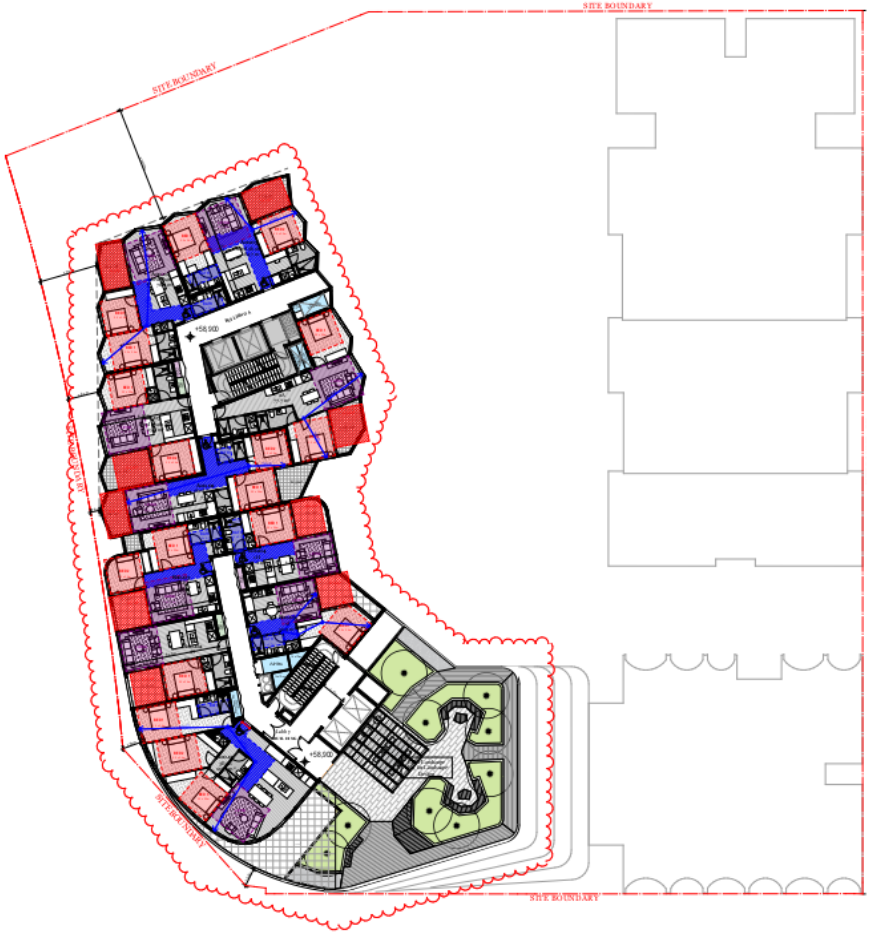
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, BL, JW, BN
Checked By	BM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 9 - Class 1 Overlay
Drawing Number	TP413
Revision	D

Level 9
1:200

Attachment 1 - Decision Plans



LEVELS	APT		D17	D19	D20		D24	D25	D27
	Apt. No.	Type	(Accessibility)	(Private Open Space)	(Storage) m 3		(Functional Layout)	(Room Depth)	(Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 10									
	A1001	2 b		✓1	9	16	✓	✓1	✓	✓
	A1002	2 b	✓	✓1	9	16	✓	✓	✓	✓
	A1003	2 b		✓1	9	16	✓	✓1	✓	
	A1004	2 b	✓	✓1	9	16	✓	✓1	✓1	✓
	A1005	2 b	✓	✓1	9	16	✓	✓	✓	✓
BUILDING B									
LEVEL 10									
	B1001	3 b	✓	✓1	12	18	✓	✓	✓1	✓
	B1002	1 b		✓	6	10	✓	✓	✓	
	B1003	2 b	✓	✓	9	16	✓	✓	✓1	
	B1004	1 b	✓	✓1	6	10	✓	✓	✓	
	B1005	1 b	✓	✓1	6	10	✓	✓	✓1	

NOTE
✓1 'Blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
A	21/06/20	PT	TM	Town Planning
B	27/06/20	JWSN	TM	For Review
C	29/07/20	JWSN	TM	For Coordination
D	04/07/20	PT	BN	TM

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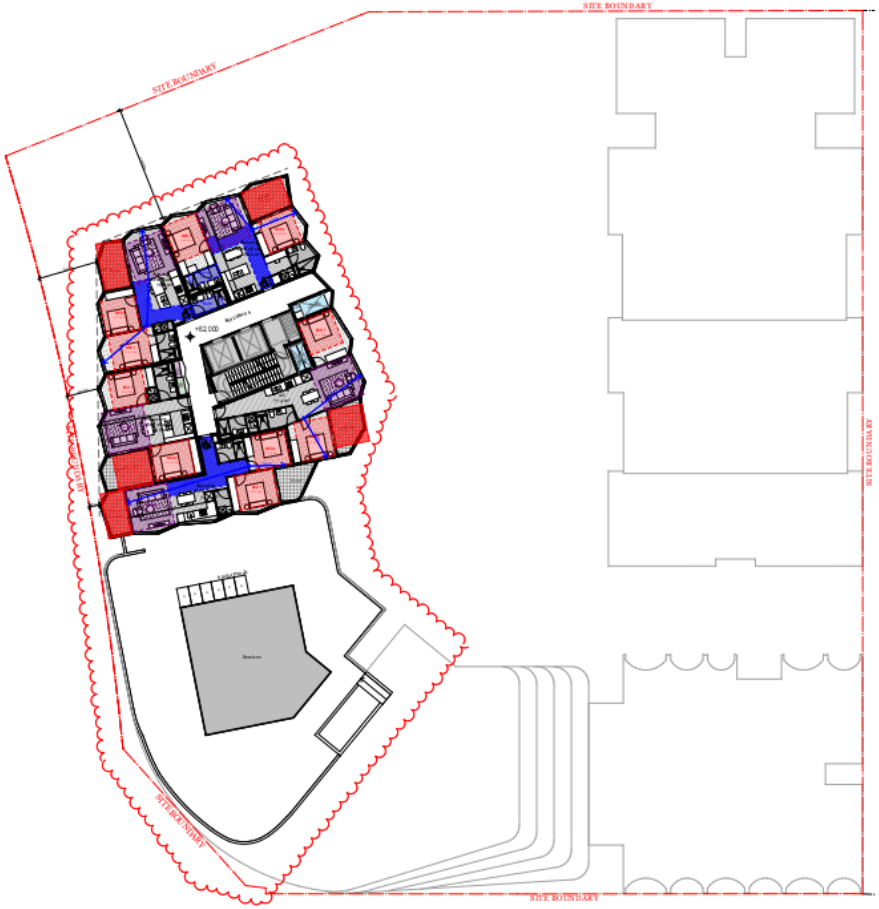
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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JS, JW, BN
Checked By	BM
Date	16/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 10 - Clause 58 Overlay
Drawing Number	TP414
Revision	D

Level 10
1:200

Attachment 1 - Decision Plans



LEVELS	APT		D17	D19	D20		D24	D25	D27
	Apt. No.	Type	(Accessibility)	(Private Open Space)	(Storage) m 3		(Functional Layout)	(Room Depth)	(Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 11									
	A1101	2 b		✓1	9	16	✓	✓1	✓	✓
	A1102	2 b	✓	✓1	9	16	✓	✓1	✓	✓
	A1105	2 b		✓1	9	16	✓	✓1	✓	
	A1104	2 b	✓	✓1	9	16	✓	✓1	✓1	✓
	A1105	2 b	✓	✓1	9	16	✓	✓	✓	✓

NOTE
✓1 'blue tick' - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
A	10/06/20	PT	TM	Town Planning
B	17/06/20	PT	TM	RFI
C	01/07/20	JWSN	TM	For Review
D	09/07/20	JWSN	TM	For Coordination
E	09/07/20	PT	RN	RFI

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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JS, JW, RN
Checked By	RM
Date	16/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 11 - Clause 58 Overlay
Drawing Number	TP415
Revision	D

Level 11
1:200

Attachment 1 - Decision Plans



LEVELS	APART		D17	D19	D20		D24	D25	D27
	Apt. No.	Type	(Accessibility)	(Private Open Space)	(Storage) m 3		(Functional Layout)	(Room Depth)	(Natural Ventilation)
					Inside	Total			
BUILDING A									
LEVEL 12									
	A1201	2 b		✓1	9	16	✓	✓1	✓	✓
	A1202	2 b	✓	✓1	9	16	✓	✓1	✓	✓
	A1203	2 b		✓1	9	16	✓	✓1	✓	
	A1204	2 b	✓	✓1	9	16	✓	✓1	✓1	✓
	A1205	2 b	✓	✓1	9	16	✓	✓	✓	✓
Subtotal	2 / 3		1 / 1	2 / 1			2 / 3	2 / 3	2 / 3	1 / 2
% of total			5 1.5%	9 1.9%			100.0%	100.0%	100.0%	45.8%

NOTE
✓1 "Blue Sticks" - Odd shaped layout with larger useable area than minimum standard

Rev.	Date	By	Chd	Description
-	[illegible]	[illegible]	TM	[illegible]
A	21/06/20	PT	TM	RFI
B	27/06/20	JW/BN	TM	For Review
C	29/07/20	JW/BN	TM	For Coordination
D	04/07/20	PT/BN	TM	RFI

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Consultants

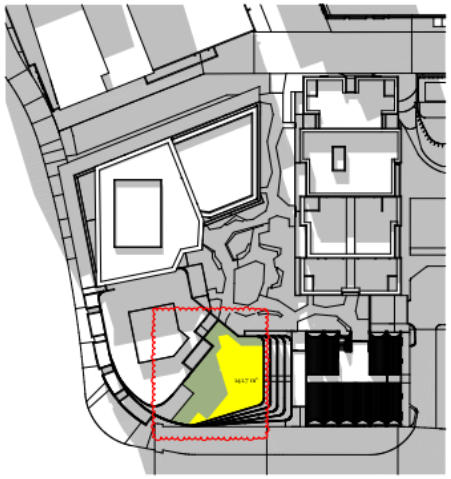
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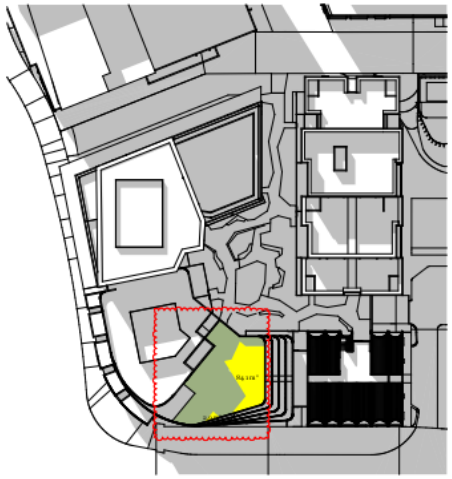
Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JS, JW, BN
Checked By	RM
Date	28/07/20
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Level 12 – Clause 58 Overlay
Drawing Number	TP416
Revision	D

Level 12
1:200

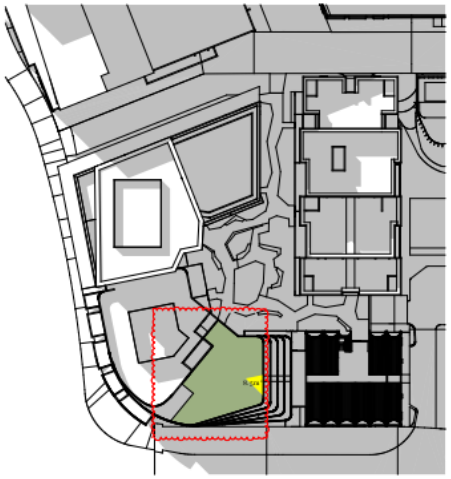
Attachment 1 - Decision Plans



June 13:00 Shadow
1:500



June 14:00 Shadow
1:500



June 15:00 Shadow
1:500

Rooftop Garden Space

Area of direct sunlight between 13:00 & 15:00 on 22 June

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Rev. | Date | By | Chd | Description
- | 22/12/20 | BL | TM | Town Planning
H | 27/05/21 | JWEN | TM | For Review
I | 21/07/21 | JWEN | TM | For Coordination
D | 04/07/22 | PT | BN | RFI

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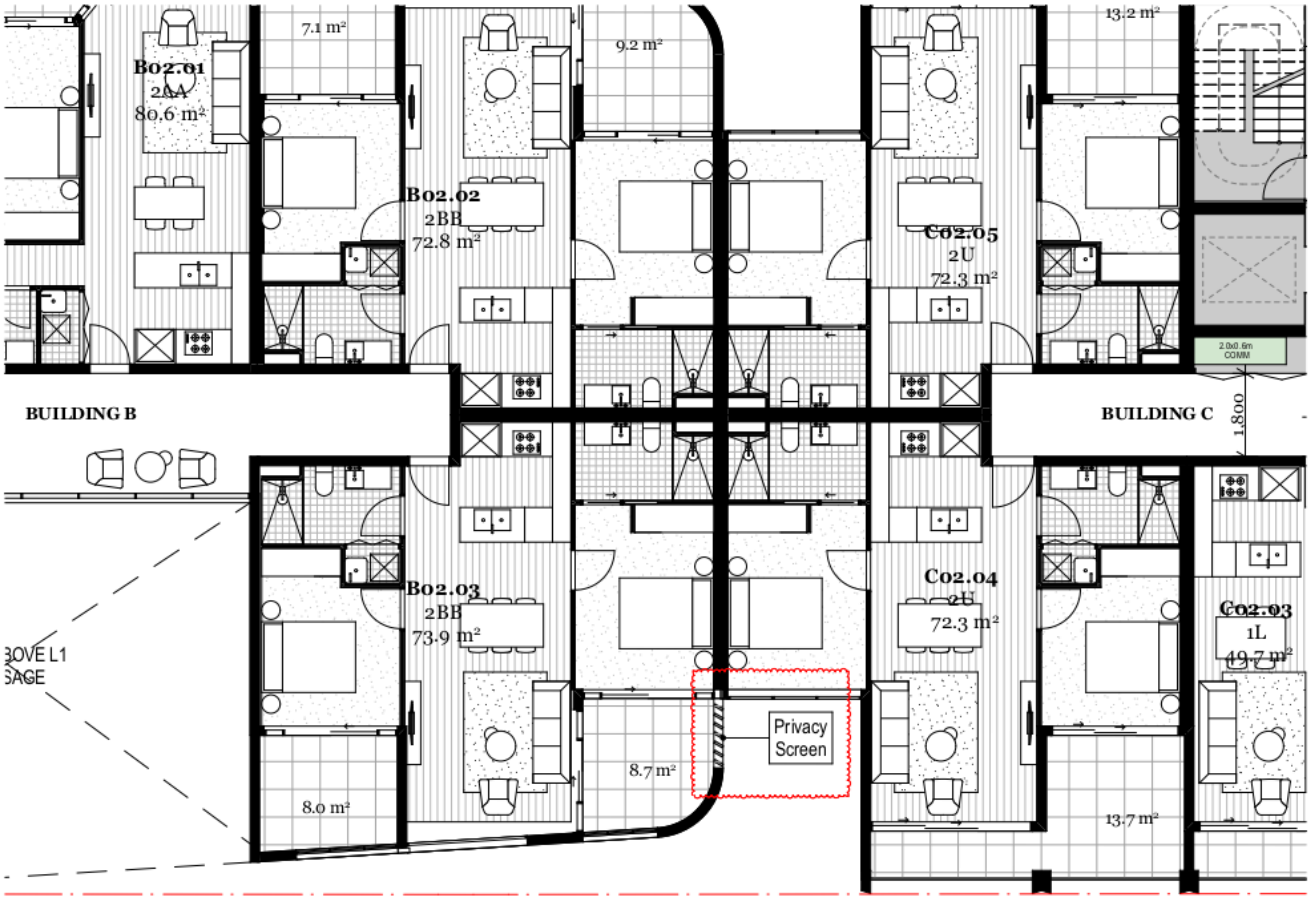
DKO

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Project Name	Artisan West
Project Number	16646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, BL, JW, BN
Checked By	RM
Date	18/07/22
Scale	
Drawing Series	Supporting Drawings
Drawing Name	Rooftop Solar Amenity
Drawing Number	TP421
Revision	D

Printed: Tuesday, 26 July 2022

Attachment 1 - Decision Plans



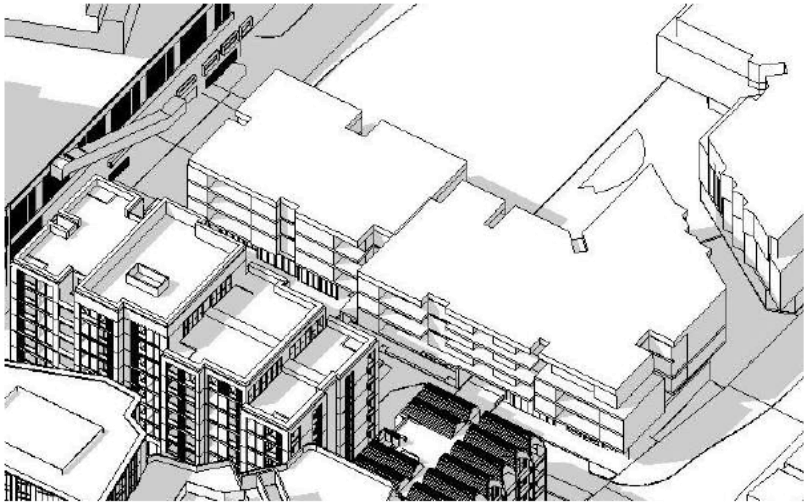
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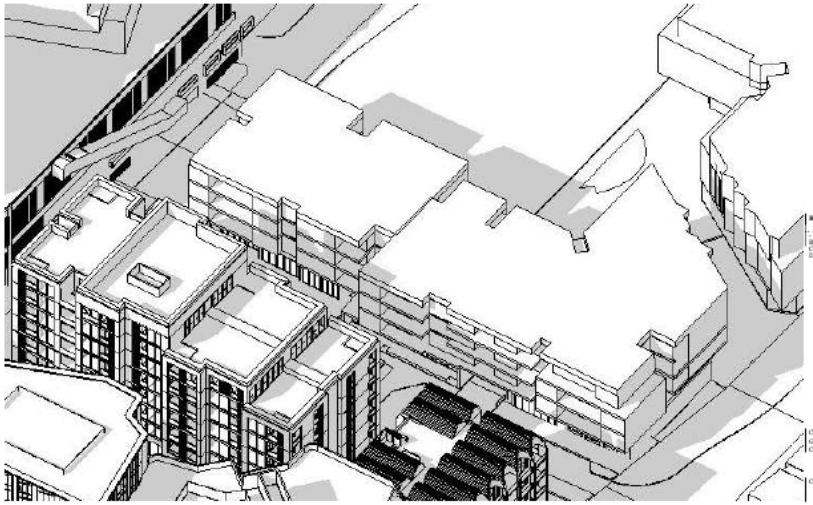
Attachment 1 - Decision Plans

Overshadowing Studies - Artisan East, West Facing Balconies

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Rev. Date By Chd Description
A 21/12/20 PT TM RFI
B 27/01/21 JWHN TM For Review
C 21/07/21 JWHN TM For Coordination
D 04/07/22 PT HN TM RFI





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Project Name: Artisan West
Project Number: 16646
Project Address: Alphington, Melbourne, VIC 3078
Drawn By: TM, CB, PT, HL, JW, HN
Checked By: RM
Date: 18/07/22
Scale: NTS

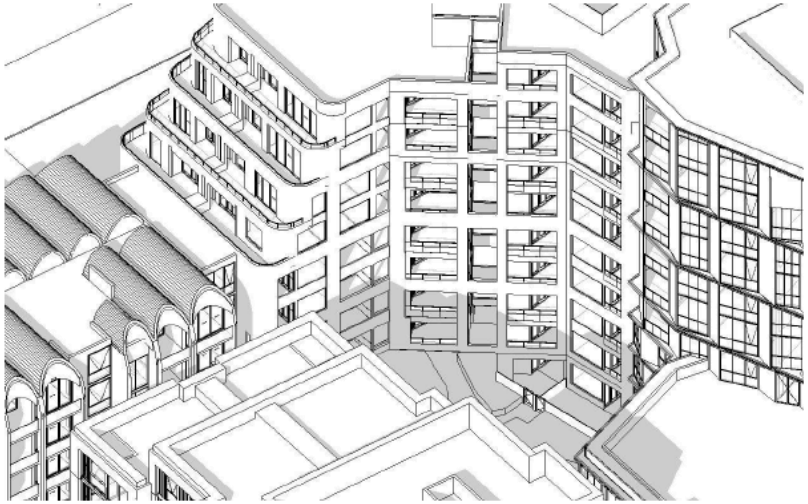
Drawing Series: Supporting Drawings
Drawing Name: Overshadowing Studies - Artisan East

Drawing Number TP423
Revision -

Printed: Tuesday, 26 July 2022

Attachment 1 - Decision Plans

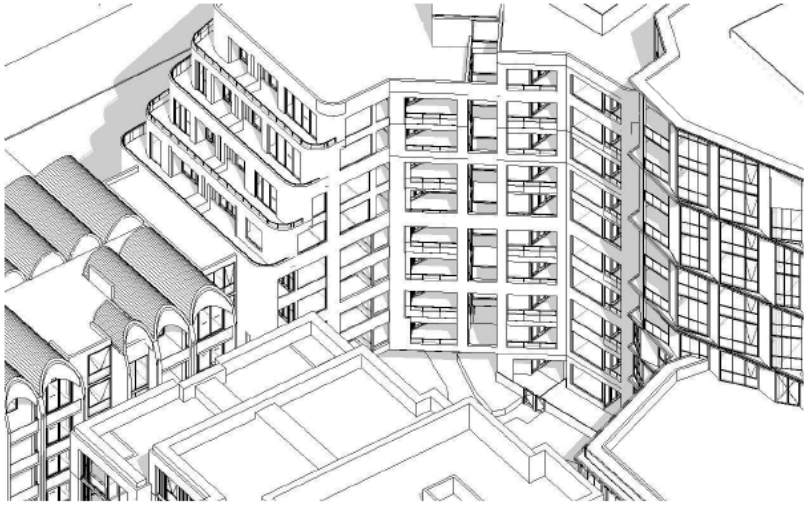
Overshadowing Studies - Building B North and East Facing Balconies



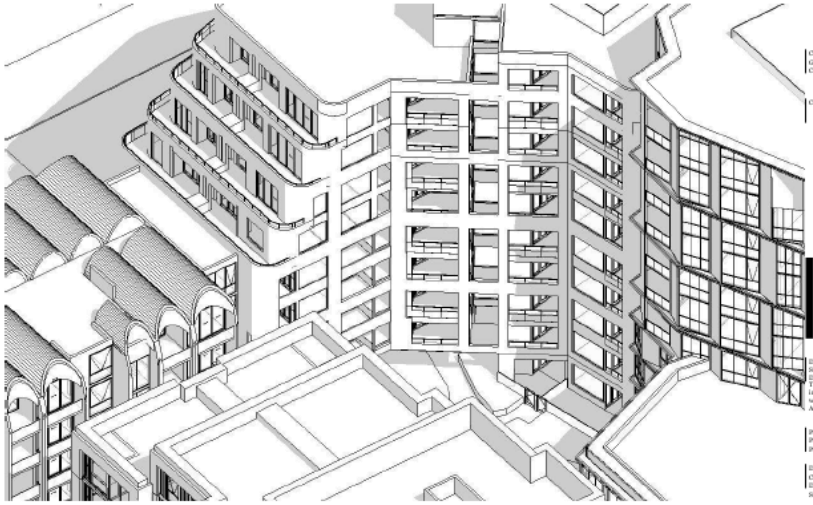
Sept 22 - 9am



Sept 22 - 10am



Sept 22 - 11am



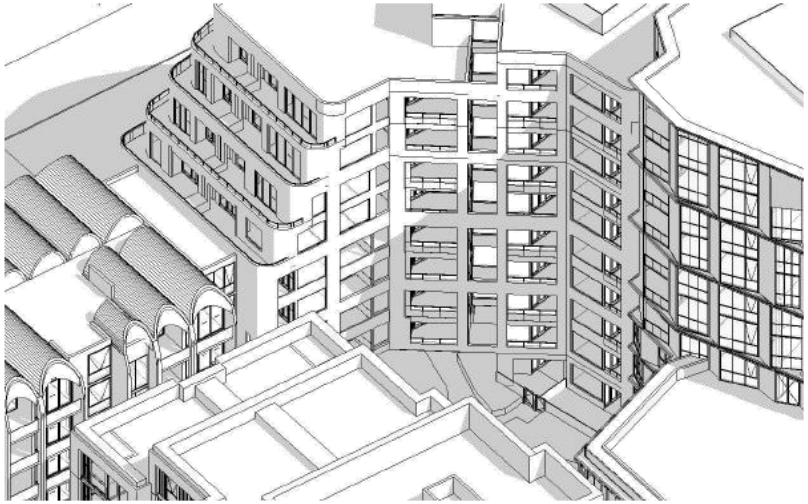
Sept 22 - 12pm

DKO

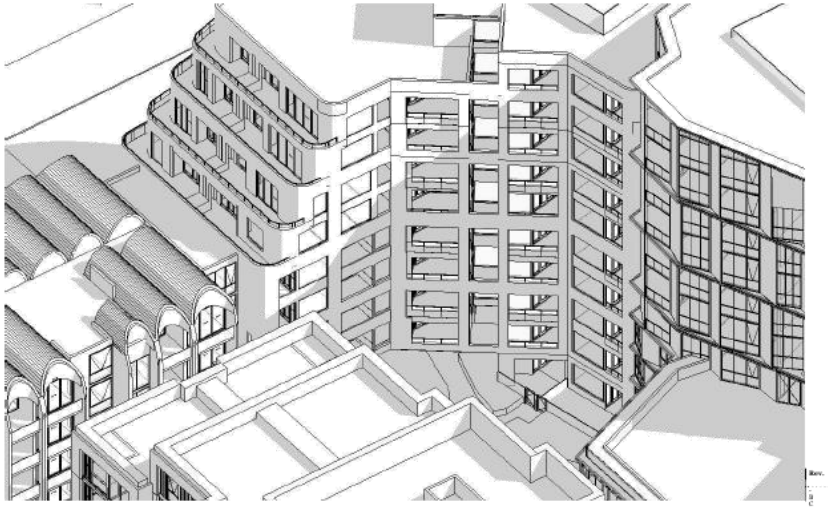
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Revision -

Attachment 1 - Decision Plans

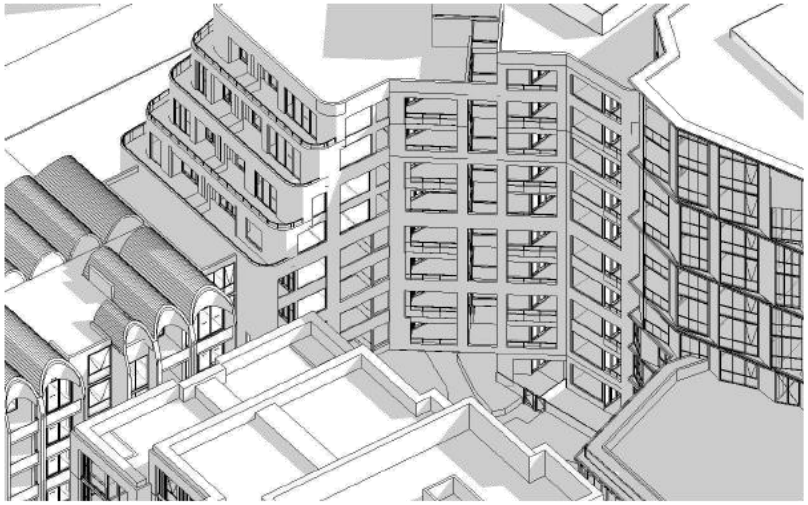
Overshadowing Studies - Building B North and East Facing Balconies



Sept 22 - 1pm



Sept 22 - 2pm



Sept 22 - 3pm

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Rev. Date By Chd Description
- 21/02/20 PT TM SDS
B 27/03/20 JWHN TM For Review
C 21/07/20 JWHN TM For Coordination
D 24/07/20 PT HN TM SDS

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Project Name	Artisan West
Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, JS, JW, HN
Checked By	MM
Date	28/07/20
Scale	NTS
Drawing Series	Supporting Drawings
Drawing Name	Overshadowing Studies - Building B
Drawing Number	TP425
Revision	-

Attachment 1 - Decision Plans

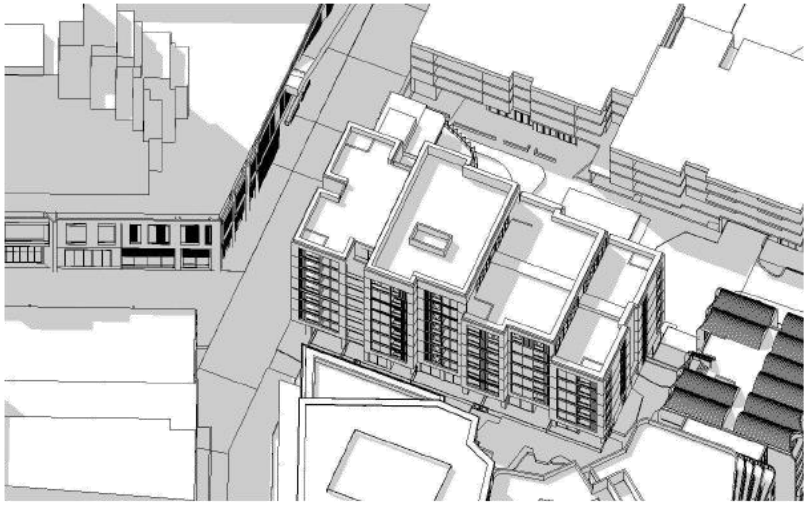
Overshadowing Studies - Building D West Facing Balconies



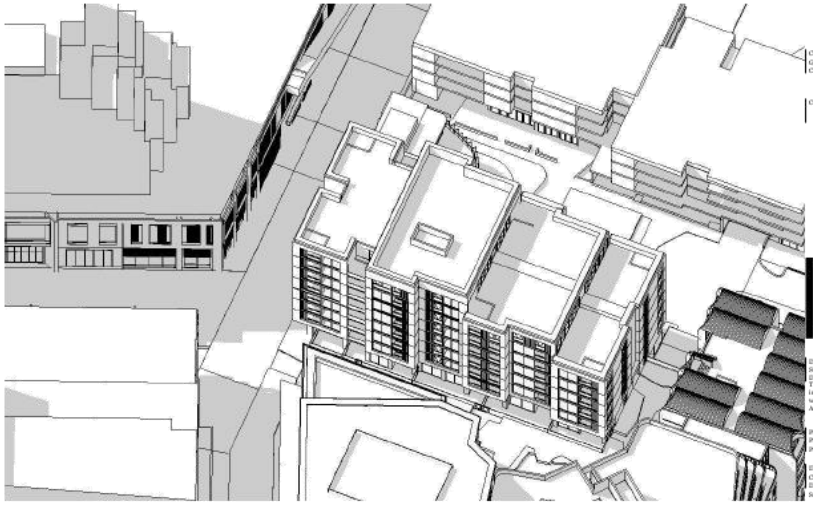
Sept 22 - 9am



Sept 22 - 10am



Sept 22 - 11am



Sept 22 - 12pm

Rev.	Date	By	Chd	Description
A	21/06/20	PT	TM	RFI
B	27/07/20	JWHN	TM	For Review
C	21/07/20	JWHN	TM	For Coordination
D	24/07/20	PT	HN	TM RFI

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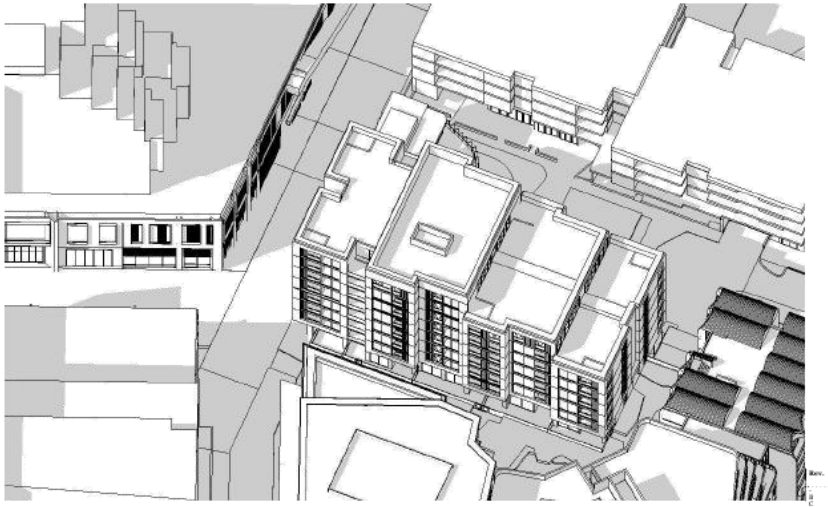
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Project Number	18646
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CR, PT, PL, JW, HN
Checked By	RM
Date	28/07/20
Scale	NTS
Drawing Series	Supporting Drawings
Drawing Name	Overshadowing Studies - Building D
Drawing Number	TP426
Revision	-

Attachment 1 - Decision Plans

Overshadowing Studies - Building D West Facing Balconies



Sept 22 - 1pm



Sept 22 - 2pm



Sept 22 - 3pm

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Rev. Date By Chd Description
A 21/02/20 PT TM RM
B 27/03/20 JWHN TM For Review
C 21/07/20 JWHN TM For Coordination
D 24/07/20 PT HN TM RM

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Project Name Artisan West
Project Number 18846
Project Address Alphington,
Melbourne, VIC 3078

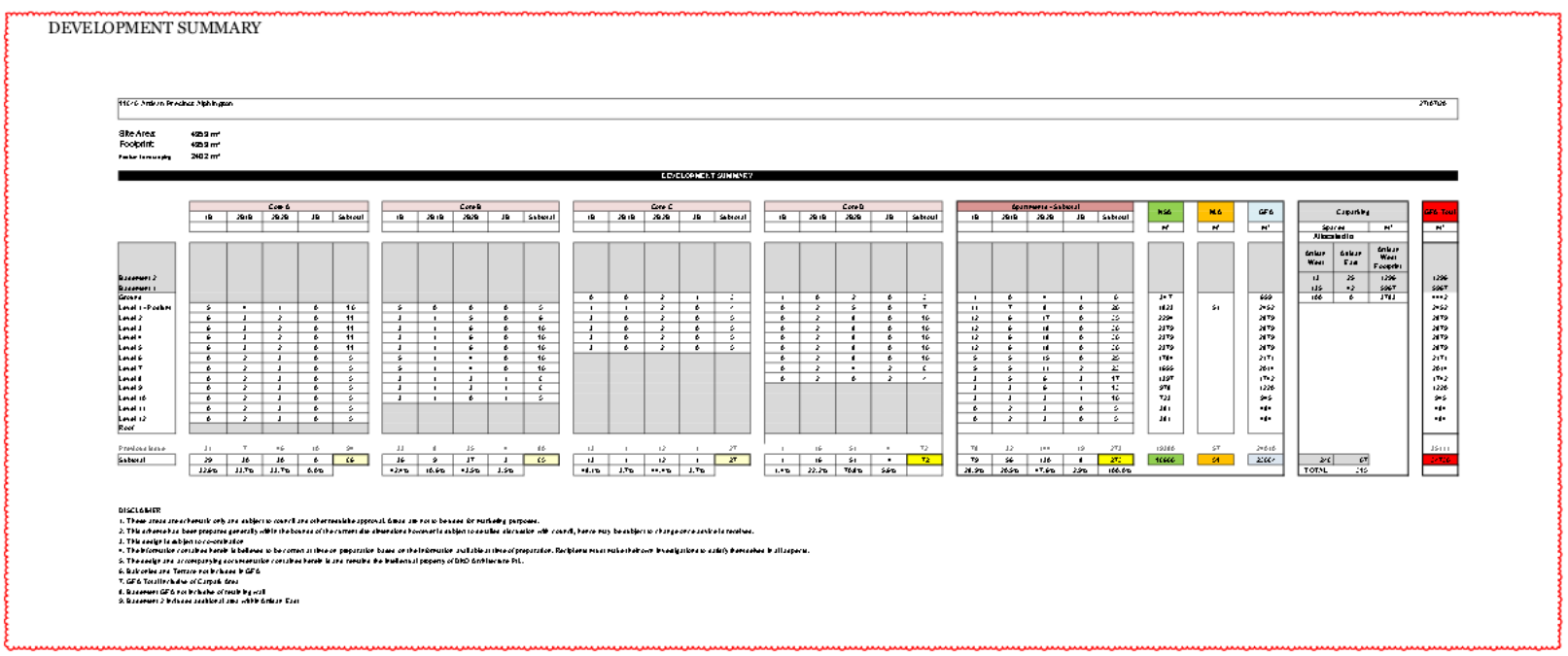
Drawn By TM, CB, PT, JS, JW, HN
Checked By RM
Date 28/07/20
Scale NTS

Drawing Series Supporting Drawings
Drawing Name Overshadowing Studies - Building D

Drawing Number TP427
Revision -

Attachment 1 - Decision Plans

DEVELOPMENT SUMMARY



1166-6 Artisan Precinct Alphington 2716726

Site Area: 4253 m²
Footprint: 4253 m²
Parker Terrace play: 2402 m²

DEVELOPMENT SUMMARY

	Core A					Core B					Core C					Core D					Apartments - Subtotal					NSA	MA	GFA	Carparking		GFA Total
	1B	2B/1B	2B/2B	3B	Subtotal	1B	2B/1B	2B/2B	3B	Subtotal	1B	2B/1B	2B/2B	3B	Subtotal	1B	2B/1B	2B/2B	3B	Subtotal	1B	2B/1B	2B/2B	3B	Subtotal	m²	m²	m²	Spaces	m²	m²
																													Allocated to		
Basement 2																													Grilsar West	Grilsar East	Grilsar West Footprint	
Basement 1																													12	25	1296	1296
Ground																													126	42	5067	5067
Level 1 - Podium	5	*	1	6	16	5	6	6	6	5	6	6	2	1	1	1	6	2	6	1	1	6	*	1	6	34	1	166	6	3781	****
Level 2	6	1	2	6	11	1	1	5	6	6	1	6	2	6	5	6	2	6	6	16	11	7	8	6	26	1823	51	2452			2452
Level 3	6	1	2	6	11	1	1	6	6	16	1	6	2	6	5	6	2	6	6	16	12	6	14	6	26	2279		2879			2879
Level 4	6	1	2	6	11	1	1	6	6	16	1	6	2	6	5	6	2	6	6	16	12	6	14	6	26	2279		2879			2879
Level 5	6	1	2	6	11	1	1	6	6	16	1	6	2	6	5	6	2	6	6	16	12	6	14	6	26	2279		2879			2879
Level 6	6	2	1	6	5	5	1	*	6	16						6	2	6	6	16	5	5	15	6	25	1784		2171			2171
Level 7	6	2	1	6	5	5	1	*	6	16						6	2	*	2	6	5	5	11	2	23	1666		2014			2014
Level 8	6	2	1	6	5	1	1	1	1	6						6	2	6	2	7	1	5	6	1	13	1297		1762			1762
Level 9	6	2	1	6	5	1	1	1	1	6											1	1	6	1	9	978		1226			1226
Level 10	6	2	1	6	5	1	1	6	1	9											1	1	1	1	5	721		965			965
Level 11	6	2	1	6	5																6	2	1	6	5	381		****			****
Level 12	6	2	1	6	5																6	2	1	6	5	381		****			****
Roof																															
Provisional Units	11	7	6	16	39	11	8	15	6	66	12	1	12	1	27	1	16	51	6	72	78	32	104	19	273	19386		24616			25111
Subtotal	29	16	16	6	66	16	9	17	1	66	13	1	12	1	27	1	16	51	6	72	79	56	126	8	273	19386	51	24616	242	67	25111
	1256	11.7%	11.7%	6.6%		**.2%	10.6%	**.5%	1.5%		**.1%	1.7%	**.**%	1.7%		1.4%	22.2%	70.8%	5.6%		28.9%	20.5%	**.7%	2.9%	100.0%				TOTAL		25111

DISCLAIMER
1. These areas are schematic only are subject to council and other relevant approval, areas are not to be used for marketing purposes.
2. The schematic base properties generally within the bounds of the current site dimensions however is subject to ausplan calculation with council, hence may be subject to change once survey is received.
3. This design is subject to co-ordination
*. The information contained herein is believed to be correct at the date of preparation based on the information available at the time of preparation. Recipients must make their own investigations to satisfy themselves in all respects.
5. The design and accompanying documentation contained herein is the exclusive the intellectual property of DKO Architecture Pty L.
6. Balconies are Terrace not inclusive in GFA
7. GFA is Exclusive of Carpark Areas
8. Basement GFA not inclusive of roof by mill
9. Basement 2 Between Artisan East and/or Grilsar East

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Builder/Contractor shall visit job sheets site before any job commences. Figured dimensions only to be scaled. All drawings and all dimensions shall be submitted to the relevant Consultant, and manufacturer shall not commence prior to the approved shop drawings by the Architect/Consultant.

Rev.	Date	By	Chd	Description
A	21/12/20	PT	TM	RFI
B	07/01/21	JWHN	TM	For Review
C	21/07/21	JWHN	TM	For Coordination
D	04/07/22	PT	RN TM	RFI

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Project Name	Artisan West
Project Number	1166-6
Project Address	Alphington, Melbourne, VIC 3078
Drawn By	TM, CB, PT, JS, JW, RN
Checked By	RM
Date	18/07/22
Scale	1:30 @ A1, 1:60 @ A3
Drawing Series	Supporting Drawings
Drawing Name	Development Summary
Drawing Number	TP500
Revision	D

Printed: Tuesday, 26 July 2022

Attachment 2 - Department of Transport Referral Comments

Helping you understand your planning needs

Our ref:PLN19/0841

10 June 2020

City of Yarra
Statutory Planning Branch
PO Box 168
RICHMOND 3121
ABN 98 394 086 520

The Head
Transport for Victoria
GPO Box 2392
MELBOURNE VIC 3001

Email: mnwplanning@roads.vic.gov.au

Dear Sir/Madam,

Planning application No.: **PLN19/0841**
Address: **81 Latrobe Ave Alphington VIC 3078**
Description: **Construction of a 13 storey residential apartment building comprising 273 dwellings and a reduction in car parking (Artisan West Precinct)**

This aforementioned application has been referred to you pursuant to Section 55 of the *Planning and Environment Act* 1987 as required under Clause 66.02-11 of the Yarra Planning Scheme (a residential development comprising 60 or more dwellings or lots).

Please refer to link below for a copy of the planning application, which was received on 26 November 2019:

https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications/2020/05/19/pln190841

Your comments will be taken into consideration when Council is making a decision on this application provided they are received within twenty-eight (28) days.

If you have any enquiries, please contact me on **9205 5330**, or via email **Amy.Hodgen@yarracity.vic.gov.au**.

Yours sincerely

Amy Hodgen
Senior Coordinator Statutory Planning
Encl

For more information call 9205 5555 or visit **www.yarracity.vic.gov.au**

Attachment 3 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Date: 27 August 2020

81 Latrobe Avenue, Alphington / Urban Design Referral

Council Reference	PLN19/0841
To	Amy Hodgen – Senior Coordinator - Statutory Planning
From	Mark Sheppard – Principal

1.0 INTRODUCTION

In May 2020, City of Yarra requested that **kinetica** undertake an urban design assessment of a proposed development at 81 Latrobe Avenue, Alphington (the Site) based upon the RFI plans prepared by DKO Architecture and dated 21 February 2020.

I consider that the key urban design matters raised by this proposal are:

- Site layout;
- Overall height;
- Streetwall;
- Public realm interfaces; and
- Facade design detail.

Therefore, this referral is organised under these headings.

2.0 ASSESSMENT

Site layout

Clause 21.05 and DPO11 seek to enhance the public domain and promote urban legibility and public access to and through the Site. Further, the Development Plan specifies that a Pedestrian Priority Route is to run through the middle of the Site. This route is also intended to establish a Significant View Line to the north to Heidelberg Road, and to the south through the Paper Trail link.

Attachment 3 - External Urban Designer Comments - Mark Sheppard (Kinetica)

The proposal incorporates distinct buildings on each of the four corners of the Site, with three of the buildings abutting each other. The buildings have been sited and configured to maximise internal amenity through good separation, orientation away from each other where they are closest, and the provision of communal open spaces at upper levels.

At ground level a large publicly accessible communal courtyard is proposed at the centre of the Site. A publicly accessible pedestrian link dissects the Site and the courtyard, in a generally north-south alignment, allowing connectivity through the Site. A small pedestrian link with stairs is also proposed at the north east corner of the Site to provide connectivity with Precinct 3B to the east.

The proposed site layout, including pedestrian link and central courtyard, will provide good public amenity and usability through seating, platforms and landscaping, including in raised planters. The level changes within the link and central courtyard have also been appropriately dealt with using ramps and steps.

The proposed pedestrian link is generally consistent with the alignment sought in the Development Plan and will allow for permeability through the Site.

The link is open to the sky at the northern end between Building A and Building D, and is covered at the southern end in the form of an opening through Building B. I consider that the one and a half level high entrance to the pedestrian link at the Mills Boulevard frontage will appropriately promote urban legibility and allow for a view line to the central courtyard.

Looking south from the courtyard, the pedestrian link will provide an appropriate view line to the Paper Trail link. To the north there will be an appropriate view line to the link through Precinct 2A.

In summary, I consider the site layout to be generally in line with the Development Plan and appropriate to the context.

Overall height

DPO11 and the Development Plan outline a 5 storey preferred maximum height for the Site. The south west corner of the Site is also nominated as a gateway, where a more prominent built form response is sought. Further, a transition in the scale and intensity of buildings is sought, especially along Chandler Highway from north to south.

This is consistent with Clause 21.05, which outlines that development on strategic redevelopment sites should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits, which of relevance include significant upper level setbacks and/or architectural design excellence.

Attachment 3 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Additionally, building heights are required to consider overshadowing effects within the Site and on adjoining land, including allowing solar access to key open spaces.

The land to the north of the Site is Precinct 2A which has a preferred maximum height of 14 storeys, with a landmark built form sought at the corner of Heidelberg Road and Chandler Highway. A development is approved on this land ranging in height from 13 to 17 storeys, with the tallest form marking the aforementioned intersection.

East of the Site is Precinct 3B which has a preferred maximum height of 3 to 4 storeys. A development is approved on this land with a height of 4 storeys.

South of the Site is Precinct 6 which has a preferred maximum height of 5 storeys. The northern interface of this land is nominated as a gateway, where a more prominent built form response is sought. A permit application has been lodged for this land. However, it has not yet been determined.

The proposed development exceeds the preferred maximum height of 5 storeys in each of the four buildings:

- Building A, at the north west corner of the Site along Chandler Highway, is 12 storeys;
- Building B, at the south west corner of the Site along Chandler Highway, is 9 storeys;
- Building C, at the south east corner of the Site along Mills Boulevard, is 6 storeys; and
- Building D, at the north east corner of the Site, is 9 storeys.

The Development Plan and DPO11 height provisions are discretionary. This indicates that there may be circumstances in which greater height is appropriate.

I consider that the most relevant planning provisions against which to assess an application for greater height are the DPO11 and Development Plan aspirations for a transition across the Site, a gateway at the south west corner, and solar access to key open spaces.

Further, the strategy in Clause 21.05 that seeks benefits to justify exceeding heights of 5-6 storeys is also relevant. One suggested benefit is quality of architectural design, which will be reviewed in the façade design detail section of this referral.

The emerging built form character should also be considered when assessing an application for greater height.

I consider that when contemplating the proposed overall heights along Chandler Highway, Building A and Building B would not contribute to an appropriately graduated built form

transition from north to south based on the approved heights to the north and the preferred maximum 5 storey height to the south.

In this context, a height of 10 storeys for Building A and 7 storeys for Building B would be a more appropriate response that reflects the intent for a transition, whilst also marking the gateway opportunity at the south west corner of the Site, as is illustrated below.



Figure 1 – Built form transition from north to south along Chandler Highway with a reduction in height of two levels to both Building A and Building B, and Level 8 deleted on Building D (Source: Elenberg Fraser with annotations)



Figure 2 – West elevation showing two levels removed from both Building A and Building B (Source: DKO Architecture with annotations)

Similarly, in order to provide an appropriate transition from north to south on the east side of the Site, it is recommended that the two southern most apartments of Level 7 of Building D should be deleted, as well as Level 8, as illustrated below.

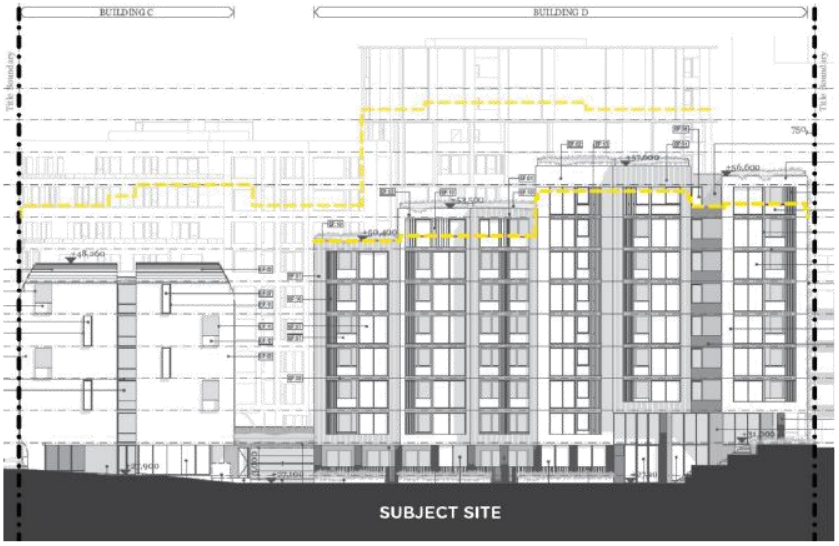


Figure 3 – East elevation showing the two southern most apartments of Level 7 and Level 8 deleted on Building D, with Building A and Building B in the background (Source: DKO Architecture with annotations)

The recommended changes to Building D will ensure the proposal steps down more appropriately to the 6 storey form of Building C. I consider the height of Building C to be appropriate as, given the levels of the Site, it will be predominantly perceived as a 5 storey form from all views except the east.

The recommended reduction in height of Building A, Building B and Building D will also result in a more appropriately graduated transition from west to east across the Site and to the 4 storey approved forms in Precinct 3B, as illustrated below.

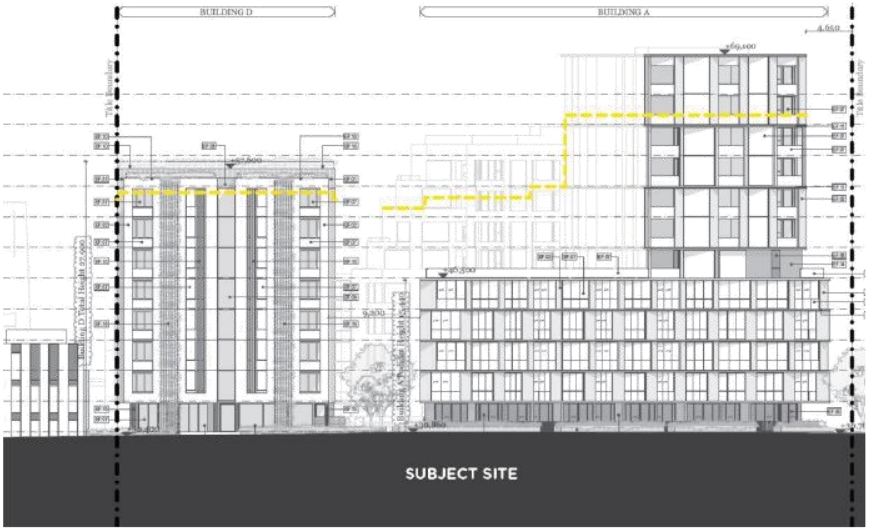


Figure 4 – North elevation showing a reduction in height of two levels to Building A and deletion of Level 8 on Building D, with Building B in the background (Source: DKO Architecture with annotations)

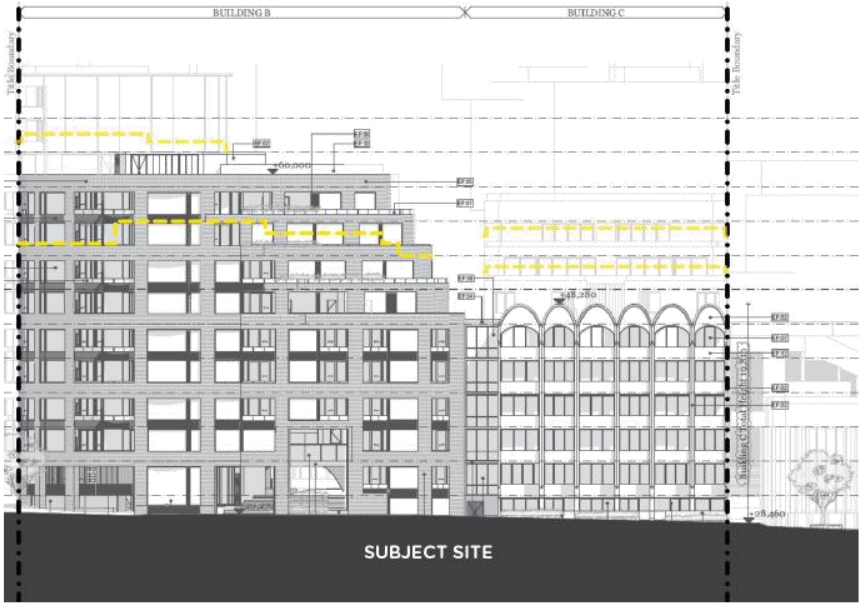


Figure 5 – South elevation showing a reduction in height of two levels to Building B and deletion of the two southern most apartments of Level 7 and deletion of Level 8 on Building D, with Building A in the background (Source: DKO Architecture with annotations)

Attachment 3 - External Urban Designer Comments - Mark Sheppard (Kinetica)

The proposal meets the Development Plan objective to generally provide for solar access to the southern footpath adjacent to Precinct 5 between 11am and 2pm at the September equinox. However, importantly, a reduction in the building heights as recommended above will reduce the extent of overshadowing caused by the development on communal open spaces on the Site and adjoining it to the east.

With the recommended changes above, the proposed overall building heights will be generally consistent with DPO11 and the Development Plan.

Streetwall

DPO11 and the Development Plan outline a 3 storey preferred maximum streetwall for the Site. The Development Plan further outlines that the streetwall is to have a 0m setback, with upper levels to be setback at least 2.2m.

The proposal does not adopt a typical streetwall and recessed upper form typology. Building B is proposed to be constructed on both street boundaries, with Level 6 to Level 9 peeling away floor by floor from the east. The resulting streetwall exceeds that preferred by the DPO and Development Plan. However, I consider that with the deletion of Level 8 and Level 9, the proposal will be an appropriate response to the aspiration for a gateway at the corner, while stepping down and transitioning effectively to the east.

Building A is also proposed to be constructed on the street boundary, with the northern portion of the building angling away from the boundary from Level 6 to Level 12. This chamfer will appropriately differentiate the upper form from the lower and, combined with the recommended deletion of Level 11 and Level 12, will ensure that the upper form is experienced as distinct from the lower levels. This will result in an appropriate visual outcome to the Chandler Highway interface. I consider the height of the streetwall to be an acceptable response given the non-sensitive nature of Chandler Highway, and the context of the tall street wall heights approved to the north in Precinct 2A.

Building C is proposed to be constructed on the street boundary for five and a half levels. I consider this to be an appropriate response to the context as it will contribute to the transition in streetwall heights from east to west.

In summary, I consider that the lack of typical streetwalls within the development has been overcome through appropriate design methods such as chamfering and the stepping down of upper form. In this regard, I consider the proposed forms to be generally in line with DPO11 and the Development Plan.

Attachment 3 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Public realm interfaces

DPO11 and the Development Plan seek to ensure that street level interface treatments contribute to high levels of pedestrian amenity and safety, with habitable uses facing the public realm.

The proposal incorporates apartments fronting all public realm interfaces, including the street network, pedestrian links, and the central courtyard, enhancing their safety through passive surveillance. The privacy of the ground level apartments is assured through floor levels raised above external levels. There is also proposed to be clear delineation between the private and the public realm through the use of low fences and gates.

However, I have concerns about the subterranean nature of the Ground Floor dwellings of Building C. I recommend swapping the Ground Floor and Level 1 of Apartments CG.01-CG.03 in order to improve the potential for street activation.

In summary, apart from the recommendation above, the proposed public realm interfaces are appropriate and are generally consistent with the vision of DPO11 and the Development Plan.

Facade design detail

DPO11 and the Development Plan seek well articulated facades and natural or recessive materials, in order to manage and avoid long, continuous and visually dominant buildings.

The proposal for four distinct buildings with different designs and façade treatments is an effective way of breaking up the massing on the Site, and creating an individual identity for each building.

Building A incorporates strong horizontal articulation through the emphasis of the slab edges, with verticality expressed through angled light grey concrete partitions. The pairing of the upper levels which have been chamfered also effectively distinguishes the upper levels from the lower form.

The curvilinear form of Building B will effectively mark the entrance to Mills Boulevard and the predominant use of light grey brick distinguishes this form from the rest of the proposal. The use of charcoal coloured metal banding appropriately provides for additional horizontal articulation.

Building C is proposed to be predominantly finished in light grey concrete and to incorporate strong vertical articulation through the use of columns within the front façade. The design is rounded out through the use of arched elements at the top of the façade, which will effectively differentiate the building from the others on the Site.

Attachment 3 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Building A, Building B and Building C are joined by recessed elements, which are comprised of grey glazing and dark concrete. The darker tone of these recessed elements will help to visually separate the buildings to either side.

Building D incorporates strong vertical articulation through the recessing of sections of the façade and the effective use of different finishes in different sections, including light grey concrete, natural concrete and textured concrete

In summary, I consider the facade design detail of all of the buildings to be of a high quality and to represent architectural design excellence.

3.0 SUMMARY

In summary, the overall site layout, design of streetwalls, public realm interfaces, and facade design detail is generally supported. However, the following changes are recommended, especially regarding the overall height of three of the buildings, for the proposal to be acceptable from an urban design perspective:

- **Delete Level 11 and Level 12 of Building A.**
- **Delete Level 8 and Level 9 of Building B.**
- **Delete the two southern most apartments of Level 7 and Level 8 of Building D.**
- **Swap Ground Floor and Level 1 of Apartments CG.01-CG.03 in Building C.**

Mark Sheppard, Principal

Attachment 4 - External Urban Designer Additional Comments - Mark Sheppard (Kinetica)

81 Latrobe Avenue, Alphington - additional urban design comments

Michael Mattner <michaelm@Kinetica.net.au>
To Hodgen, Amy
Cc Mark Sheppard

Reply | Reply All | Forward | ...
Fri 16/10/2020 12:15 PM

Hi Amy,

Mark and I have reviewed the 'Revision D RFI plans' dated 24 July 2020, which we understand have changes to address wind issues. We provide the following urban design comments on these plans:

- The setback of Building A from the northern boundary by 10m is acceptable and this setback has been treated well with paving and planters.
- The widening of Building A towards the pedestrian link and central courtyard is acceptable, as a large central communal area remains on the ground, and there is still comfortable building separations between the proposed forms.
- The introduction of canopies to the north and west facades is appropriate and they have been seamlessly incorporated into the forms of Building A and Building B.
- The previously strong recessed elements between Building A and Building B are now narrower and shallower. However, a strong distinction remains between these buildings given their different articulation and materiality.
- As per our previous advice we maintain our recommendation to reduce Building A to a height of 10 storeys (through the deletion of Level 11 and Level 12).
- We still consider that Building B needs to be reduced in height; however, a half floor plate level (as proposed at Level 10) on top of our initial recommendation of 7 storeys would still achieve a transition, whilst also marking the gateway opportunity at the south west corner of the Site. Therefore, we recommend that Building B have an overall height of 8 storeys (through the deletion of Level 8 and Level 9)
- Importantly, following our above recommendations a two floor step from Building A to Building B will be achieved (as seen below), ensuring an appropriate transition from the north to the south.

Attachment 4 - External Urban Designer Additional Comments - Mark Sheppard (Kinetica)

81 Latrobe Avenue, Alphington - additional urban design comments

Michael Mattner <michaelm@Kinetica.net.au>
To Hodgen, Amy
Cc Mark Sheppard

Reply | Reply All | Forward | ...
Fri 16/10/2020 12:15 PM



If you have any quires on the above please feel free to contact us.

Kind regards,
Michael

Michael Mattner / Consultant / **kinetica**

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Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

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INDEPENDENT URBAN DESIGN ADVICE

PROPOSED DEVELOPMENT AT ALPHINGTON PAPER MILL ARTISAN PRECINCT
STAGE 2 – ARTISAN WEST

April 2020

Prepared by

Prof. Robert McGauran
B. Arch. (Hons. Melb), B.A. (Fine Arts Melb.), P.D.M. (Melb.), LFRAIA, FVEPLA, Architect

Our ref: 19114

Directors
Eli Giannini
Chris Jones
Cameron Lacy
Robert McGauran
Mun Soon
Joshua Wheeler

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

BACKGROUND
Alphington Paper Mill Artisan Precinct – Artisan West Stage 2.

1. In August 2019 I was asked by Glenvill to comment on the proposed development at the Alphington Paper Mill Artisan Precinct – Artisan West Stage 2.
2. I provided preliminary feedback on their proposal soon thereafter where I sought amendments to form, articulation, program and resolution. Further amendments were then made prior to submission to council and it is on these that I have been asked to comment.
3. This application sought approval for construction of 4 buildings in conjunction with placemaking initiatives. The buildings are notated as Core A, B, C and D. A two basement level car park is provided in conjunction with this project for 325 cars. The updated configuration of units now comprises:

    a) Core A provides for 94 apartments across up to 12 levels. There are 31 x 1 bedroom units, 7x 2 bedroom units with one bathroom, 46 x 2 bedroom units with two bathrooms and 10 x 3 bedroom units.
    b) Core B comprises 80 units across 9 levels. It is configured with 33 x 1 bedroom units, 8 x 2 bedroom one bathroom units, 35 x 2 bedroom 2 bathroom units and 4 x 3 bedroom dwellings.
    c) Core C is a smaller building with 27 apartments over 5 levels including 13 x 1 bedroom units, 1 x 2 bedroom one bathroom unit, 12 x 2 bedroom 2 bathroom units and 1 x 3 bedroom dwelling.
    d) Core D has 72 units over 8 levels including 1 x 1 bedroom unit, 16 x 2 bedroom 1 bathroom units, 51x 2 bedroom 2 bathroom units and 4 x 3 bedroom units.

4. Subsequently further to design updates have been made with this yield following a further meeting and review and requests for information in February 2020 and it is on these that I now finalise my comments in relation to that project.

60 Chandler Highway

5. I have also had a preliminary review in February this year of the proposed project at 60 Chandler Highway.
6. I again met with architects in early April to discuss the revised plans and it is on these that I now wish to comment.
7. This project had required more significant changes and I am now in receipt of these amendments and it is on these that I wish to comment.
8. I have been asked to consider the following in my assessment and commentary against State, and local policy and the DPO and Masterplan and guidelines for the site:

    > Building height and built form
    > Street wall to the Chandler Highway and Main Road facades
    > Linkages
    > Architecture and facade treatments.

SITE CONTEXT

9. The site forms a key gateway precinct within the Alphington Mills comprehensive new precinct development and major interface to the reconfigured Chandler Highway interface.
10. The two projects comprising the sites frame the primary western gateway to the site and with the adjoin Boiler House precinct also frame the southern heritage precinct gateway to the south.
11. The Artisan West Precinct site itself sits within the major road network encircling the precinct activity centre core. This core is proposed to incorporate local neighbourhood retail services, community facilities, shared public open space.
12. Its island nature with major arterial roads to two sides and the primary main street through the site to the others in turn earmarked this precinct for the area of tallest development sitting as it did also furthest from the river and most proximate to public transport services.

13. To its north west development of up to 14 levels at the interface with the subject site, stepping up to 17 levels at the corner has been approved has been approved under the direction of Caydon Properties.
14. The proposed pedestrian focused Outer Circle Mews, a part of the precinct primary walking network, separates this site from its eastern neighbouring retail core with the ground level flanked by shops.
15. A new arrival forecourt marks the south-eastern abutment of this site with the subject site with this porte cochere providing the primary entry to the building. To the east a previously approved village green and plaza is flanked to the south and west by a mixed use development with ground level retail and upper level accommodation.
16. A new service road to secondary road provides access to basement parking to both the adjoining neighbour and the subject site.
17. This road reserve continues beyond these basement access zones with a lineal park terminating at its northern end with the proposed new community enterprise hub a multilevel business centre for residents of the precinct.
18. Flanking the road to the east are apartments with ground level units enjoying access directly to this pedestrian street.
19. At the northern end and west of the hub the pedestrian walk extension of the Outer Circle Mews extends down steps and into this new street.
20. Across Main Street to the south, medium rise development is proposed of 8, 7, 6 and 5 levels as they step towards the river.
21. Late in the development of the site concepts, Chandler Highway south of Heidelberg Road was further widened with the inclusion of a new river crossing, substantially widening the separation between development west of the road with the subject site.
22. The 60 Chandler Highway development provides a new urban edge to this widened 6 lane road interface to the west and the pedestrian focussed paper trail to the east. At its southern end it manages the transition for pedestrians and cyclists down to natural grade and into the southern river corridor and bridge crossing areas.

STATUTORY AND STRATEGIC PLANNING CONTEXT

PLAN MELBOURNE

23. Within *Plan Melbourne,* there are a number of outcomes, directions and policies that need to be considered when reviewing this proposal from an urban design perspective.
24. *Plan Melbourne* outlines a vision of Melbourne as a 'global city of opportunity and choice'. This vision is guided by seven key outcomes, each supported by directions and policies towards their implementation.
25. Outcomes relevant to the land-use and built-form changes sought by this proposal include the following:

    a) Outcome 1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs
    b) Outcome 4: Melbourne is a distinctive and liveable city with quality design and amenity
    c) **Outcome 5:** Melbourne is a city of inclusive, vibrant and healthy neighbourhoods

26. **Direction 1.1** seeks to create a city structure that strengthens Melbourne's competitive for jobs and investment, particularly with regard to supporting the central city to become Australia's largest commercial and residential centre by 2050.

    a) Policy 1.1.1 & 1.1.2 encourages new development opportunities to create grow office floor space amongst residential space is to delivering co-benefits of employment, reduced commuting and transport costs for workers and residents. Urban renewal precincts in and

around the central city is acknowledged here to play a major role in delivering high-quality, distinct and diverse neighbourhoods that offer a mix of uses.

27. **Direction 4.1** advocates a place-making approach to urban design to create *"more great public places across Melbourne."*
    a) **Policy 4.3.1** seeks to integrate place-making practices into road-space management to ensure the design of streets encourages the use of active transport and facilitates a greater degree of and encounter and interaction between people and places.
28. **Direction 5.1** outlines the ambition of creating a city of 20-minute neighbourhoods by encouraging the development of vibrant, mixed-use neighbourhoods linked by a network of activity centres. 'Walkability', 'housing diversity', 'ability to age in place' are identified here as key characteristics of 20-minute neighbourhoods.
29. **Direction 5.3** notes the importance of social infrastructure in supporting strong communities. Delivery and co-location of social infrastructure in accessible locations in close proximity to public transport is a key policy under this direction.
30. Policy guidelines to consider where relevant include:
    a) *Urban Design Guidelines* for Victoria (Department of Environment, Land, Water and Planning, 2017).
    b) *Safer Design Guidelines* for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).
    c) *Urban Design Charter* for Victoria (Department of Planning and Community Development 2009).

PLANNING POLICY FRAMEWORK

State and regional planning provisions relevant to this application are set out below:

31. **Clause 11.01-1 "Settlement - Metropolitan Melbourne"** includes the following relevant strategies:
    a) Focus investment and growth in places of state significance, including Metropolitan Melbourne Central City, Metropolitan activity centres and major urban renewal precincts.
    b) Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.
32. **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."* Relevant strategies outlined towards achieving this goal include the following:
    a) Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
    b) Ensure the interface between the private and public realm protects and enhances personal safety.
    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 publicly 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.
    e) Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
    f) Promote good urban design along and abutting transport corridors.

33. **Clause 15-01-1R "Urban design – Metropolitan Melbourne"** sets out to create a *"distinctive and liveable city with quality design and amenity"* by undertaking the following relevant strategies:

    a) *Support the creation of well-designed places that are memorable, distinctive and liveable*
    b) *Integrate placemaking practices into road space management*
    c) *Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.*

34. **Clause 15.01-02S "Building design"** aims to ensure that building design outcomes contributes positively to local contexts and enhances public realm, strategies relevant to this proposal include:

    a) *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
    b) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
    c) *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
    d) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*
    e) *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*

35. **Clause 15.01-4S "Healthy neighbourhoods"** seeks to achieve neighbourhoods that foster healthy active living and community wellbeing by designing neighbourhoods that encourage community interaction, physical activity and engagement amongst community members of all ages and abilities. Key relevant strategies include the provision of:

    a) *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
    b) *Streets with direct, safe and convenient access to destinations.*
    c) *Conveniently located public spaces for active recreation and leisure.*

36. **Clause 15.02 "Sustainable Development"** is concerned with encouraging development that is energy and resource efficient, minimising greenhouse gas emissions towards supporting a cooler environment. Strategies outlined under this clause include the incorporation of ESD principles in new developments and supporting low energy forms of transport such as walking and cycling.
37. **Clause 17.01-1 "Economic Development"** acknowledges the role of planning in providing a strong, innovative and diversified economy where all sectors are critical to its property. Specifically, planning has a key role in providing land, facilitating decisions and resolving land use conflicts to enable regions to capitalise upon its strengths and achieve its economic potential.
38. **Clause 17.01-1R "Diversified economy – Metropolitan Melbourne"** enshrines a key outcome of *Plan Melbourne* to support the expansion of the Central City to become Australia's largest commercial centre by 2050. A key tenant behind strategies to this end is to plan for redevelopment of urban renewal precincts in and around the Central City to deliver high quality, distinct and diverse neighbourhoods that are genuinely mixed-use and offers attractive commercial floor space that is close to public transport and integrated cycling and walking paths.
39. **Clause 18 "Transport"** encourages solutions that ensure an integrated and sustainable public transport system that provides access to social and economic opportunities, facilitates

economic prosperity, contributes to environmental sustainability, coordinates reliable movement of goods and people and is safe.

40. **Clause 18.01-1 "Land use and transport planning"** outline strategies to develop an integrated, equitable and accessible transport networks that connects people to jobs and services and goods to the market. The following strategies are relevant to this proposal:

    a) Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
    b) Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments.

41. **Clause 18.02-2S "Public Transport"** seeks to increase the use of public transport and encourage increased development close to high quality public transport networks.
42. **Clause 18.02-4S "Car parking"** encourages the efficient provision of car parking by consolidating facilitates and ensuring that such facilities achieve a high quality of urban design and protects local amenity, including pedestrians and other users.
43. **Clause 19.02-6R "Open space – Metropolitan Melbourne"** outline the objective to strength the integration of Melbourne's open space network, strategies relevant to this proposal include the following:

    a) Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.
    b) Create continuous open space links and tails along the Yarra River parklands (extending from Warrandyte to the Port Phillip Bay).
    c) Continue the development of the lower Yarra River as a focus for sport, entertainment and leisure.

LOCAL PLANNING POLICY FRAMEWORK

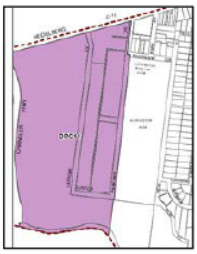
ZONING



44. The subject site is within the Mixed use Zone (MUZ). The purpose of the MUZ is:

    > To implement the Municipal Planning Strategy and the Planning Policy Framework.
    > To provide for a range of residential, commercial, industrial and other uses which complement
    > the mixed-use function of the locality.
    > To provide for housing at higher densities.
    > To encourage development that responds to the existing or preferred neighbourhood character of the area.
    > To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

OVERLAYS
Schedule 11 to the Development Plan Overlay



45. The entire site is subject to DPO11.
46. A development plan must be generally in accordance with the Indicative Framework Plan to the satisfaction of the responsible authority.
47. The development plan must be consistent with the following vision for the site:

    > The Amcor site will become a sustainable, predominantly residential community.

- The Amcor site will be redeveloped to provide a predominantly medium to higher density residential development, providing homes for a diversity of households including affordable housing, supported by convenience retailing services and community facilities, with employment opportunities in offices and showrooms along the Heidelberg Road frontage.
- The development will provide a transition in the scale of buildings from Heidelberg Road and Chandler Highway stepping down to the Yarra River in the south and Parkview Road as appropriate.
- The development will demonstrate a high quality architectural response, implement innovative ESD features, provide opportunities for best practice in environmental management, and provide a high standard of internal amenity.
- The development will protect and enhance the Yarra River environs.
- The development will create a cohesive community across south Alphington and south Fairfield.
- The development will retain some links to the site's industrial past.

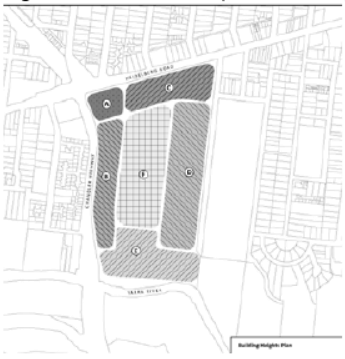
The Framework Plan

48. The DPO is supported by a framework Plan that considers principles of site permeability, interface, landmarks, open space and activation.
49. The Artisan west Precinct sits within the Neighbourhood Mixed use Precinct whilst the 60 Chandler Highway project sits within the Residential Precinct.



Building Heights Plan

50. Figure 2 describes the preferred heights for the project.



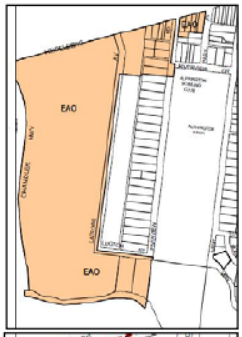
51. The area adjoining the Artisan West Precinct has a preferred height of 14 levels with the approved development some 20-25% greater in height.
52. The two projects sit within Area B where a preferred height of 5 levels is noted with the additional guidance that, "Buildings along major roads to be generally of medium height as appropriate, stepping down to a lower height along the Yarra River interface and Parkview Road"
53. Of relevance to this application it notes the following built form guidance:-

    a) Built form and articulation should avoid long and continuous facades;

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

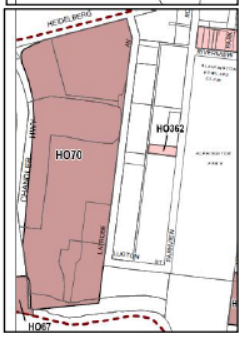
Environmental Audit Overlay

54. The entire site is subject to the EAO. The purpose of the EAO is:
    - To implement the Municipal Planning Strategy and the Planning Policy Framework.
    - To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.



Schedule 70 to the Heritage Overlay

55. The site is subject to HO70 – 626 Heidelberg Road Alphington – Australian Paper Mills. External paint controls apply to any development on the site.
56. The purpose of the HO 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.



Other Overlays

57. The southern part of the Amcor site is affected by an LSIO and SLO1. The subject site is not subject to these overlays.
58. Chandler Highway is subject to PAO4.

PARTICULAR PROVISIONS

59. Clause 52.06 Car Parking.
60. Clause 55 Two or more dwellings on a lot.
61. Clause 65 Decision Guidelines.

PROJECT CONCEPT
Alphington Paper Mill Artisan Precinct – Artisan West Stage 2.

62. Much has happened in the context of this site over the past six months with the Artisan East precinct designed and approved and the Site 2A corner gateway sites designed and approved. Artisan Park and surrounds has been developed at 3 and 4 levels against a preferred development outcome of 4 levels whilst as noted earlier the corner site has been developed to between 14 and 17 levels.
63. It is to these known attributes of neighbouring development that the subject site has been configured.
64. The design response provides for a campus of buildings forming a perimeter block around these interfaces creating a central protected landscaped courtyard between the flanking four forms enjoyed by each of the neighbouring buildings as a shared resource. Each of the eternal edges as well as the traversing courtyard have been considered in how they might enhance the pedestrian experience through activation, easy wayfinding, safety by design and materiality and design.
65. The project consists of 4 buildings that collectively incorporate 273 Apartments of which 78 (27%) are one bedroom, 32 are two bedroom one bathroom and 144 are 2 bedroom two

bathroom (64%) and the balance of 19 (9%) are 3 bedroom. Whilst I would typically seek greater diversity, I note this is in the context where the bulk of the broader site is being developed for detached and attached 2, 3 and 4 bedroom housing and so am comfortable with this level of diversity.

66. The material palette of brickwork, off-form concrete, metals and render have drawn on the industrial language of material traditions for the site and are supported.
67. The courtyard is publically traversable on the diagonal linking the northern footpath arrival to the site from the signalised intersection through to the Outer Circle Mews and the Paper Trail concept established in the masterplan and enhances permeability through the site.
68. Logically given the noise and traffic of the south-western interface with Chandler Highway the western interface forms a continuous built form edge to the street providing a sound buffering interface to the shared public amenity spaces and places of the hinterland areas.
69. Equally logically the scale of built form seeks to mediate between the taller scale to the northern neighbour and 8 level scale south of the street with 12 and 9 level stepped form responding to the adjoin pattern of 14 , 16 and 17 up to the corner intersection and similar proposed stepped form the hinterland activity centre, This is described in the Principles worked up by the project team on TP106.
70. In turn podium treatments have also been developed to the Chandler Highway frontage that reference that of its approved northern neighbour before scaling down around the corner and into the lower hinterland forms characterising the Artisan Park precinct. This is shown on TP418A.
71. East of the courtyard, the building divides into two forms, separated by a substantial visual and landscape break. These are shown in TP419 and in plan on TP107.
72. The northern block is longitudinally configured to frame the street and business hub to the east and courtyard to the west.
73. The service street between Artisan East and Artisan West Precinct has been upgraded with an enhanced Landscape promenade and western footpath linking southern precincts to the NW cnr. gateway via the 24/7 business hub and entry lobby zone to Building D.
74. The walking network and open space is described on TP 107 and enables environments of high urban quality separated from the Chandler Highway traffic noise to be experienced by pedestrians both mid-block and at the projects eastern interface with Artisan East.
75. The south building is configured again logically with its longitudinal axis east-west to mark the gateway to Mills Boulevard to its south and the northern aspect to the northern courtyard.
76. The northern 8 level building steps down to follow the gradient with the southern building 6 levels in height and transitioning well to its eastern hinterland 5 level neighbour.

SUMMARY OF FINDINGS

Building height and built form

77. The proposed height and scale of the four parts of the campus of buildings in my view effectively stich the adjoining neighbourhoods together in a manner that continues to provide for high quality amenity and continued emphasis on the corner as the tallest point in the development.
78. The organisation around a shared central amenity zone is logical and delivers an enhanced amenity for both residents and visitors to and through the precinct.
79. The development of a program that activates the key arrival zones as showcasing wayfinding and orienting points at the northeast and southwest ends of the development are well resolved and consistent with the placemaking endeavours and principles established in adjoining development.
80. The ensemble of buildings as a typology versus alternative single composite forms is a design response consistent with the principles sought in the DPO and appropriate as a response to the site.

81. The positioning of taller built form to the western arterial road interface and lower form in the view line shadow as a transitioning scale to the eastern park is logical and well resolved.
    a) From the southern gateway along Chandler Highway these lower forms will be seen against the gateway of taller built form on the intersection.
    b) From the north and east these built forms will be largely rendered invisible by the 4 storey context of prevailing hinterland scale and taller Heidelberg Road and Town Centre form.
    c) From the North-western intersection alignment the built form will in my view form a logically scaled and stepped ensemble transitioning down to the midrise scale anticipated for the balance of the Chandler Road frontage and hinterland residential.
82. The scales proposed preserve pedestrian amenity to the south footpath for key times of the day from11am to 3pm. At 9-10am there is a minor impact on a small area of pavement that is gone soon thereafter with the ability for the body to be in sunlight for this entire period above knee level. I think these outcomes are acceptable when measured against the range fo VCAT decisions with which I have been involved and Panel criteria with the south footpath being protected for longer periods than is typically the case.
83. The development of the stepped roof-scape areas as complimentary and in some cases shared amenity zones and green zones delivers both an enhanced environmental response and design resolution of the development but also an outcome that enhances the amenity for residents of the development. The greening of roofs is supported and the additional shared private space offered complimentary to ground level courtyard zones I welcome and responsive to the riverine corridor.
84. The configuration of the built form also results in a substantial extent of the central courtyard being afforded sunlight at the equinox.
85. I also support the arrangement of a configuration of 4 buildings each with their own language over a single unfirm permitter block approach. The ensemble is convincing in its arrangement and response to context in its positioning of scale and engagement
86. The arrangement and expression of the ensemble of buildings is logical and well-handled as a contextual response.

Street wall to the Chandler Highway and Main Road facades

87. The street frontages are considered as part of the broader design response to the valued history and identity of the precinct and the new character afforded by their northern neighbour.
88. The southwest gateway building is configured as a masonry building both marking the corner and intersection and framing the entry to the precinct.
89. Upper levels peel back from the southern street edge to the south east to facilitate the transitioning down of form to its eastern neighbour from Highway scale to Village scale. This clever transitioning of scale along with the masonry language of the form is supported as a response to the history and context of the site.
90. Earlier draft plans provided for a double height pedestrian gateway to the courtyard and connecting link from this southwest corner that would be accessible during daylight hours.
    a) Disappointingly a single level scale through link scale entry was substituted that made the wayfinding and public nature of this link less apparent. I was not supportive of this amendment.
    b) Pleasingly a two and a half story high gateway has now been reinstated to this important arrival point a scale that speaks to its civic gateway and welcoming role.
    c) The outcome of this amendment is depicted on TP 417 an image that both describes the gateway pedestrian link and permeability of the corner building and its transitioning of form from Highway to hinterland *Main Street*.
91. In my review of earlier draft plans I had also noted that I felt that the interface of podium units and Chandler Highway in my view required greening initiatives to soften and enhance the pedestrian experience on Chandler Highway and the amenity of lower level units.

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

a) To this end I recommended that the applicant include a continuous stepped planter at Ground Level within the interfaces to both the northern laneway and the western Chandler Road interface. The irrigated planter should be a minimum 1m deep and 600mm in width clear of structure to enable an ambitious planting program to be implemented This should be supplemented with additional street planting in the south west corner nature strip area.

92. The revised plans provide for a series of landscape planters to this interface with greater setbacks at the northern end to provide for a landscaping buffer and enriching edge to the pedestrian interface broken only by a series of secondary entrances to ground level apartments to activate this interface. These planters return around the northern interface with Lot 2A and its associated walk. The amendments are supported.

Ground Level

First and second floor level

93. I had similarly invited the applicant to amend the plans for the northwest and Chandler Highway terraces of A.2.03 to A2.10 and A3.03 to A3.10 to provide for generously scaled planters at these levels to anchor and soften the northern form and provide for the softening of built form to this building. With units 203 to 207 all having either multiple balconies or balconies in excess of minimum requirements I think the opportunity remains to incorporate these measures to these units.

Recommendation

a) Provide further greening initiatives to the first and second floor balconies of Building A and B to enhance resident and pedestrian amenity and building response to context.

Integrated Art

94. In conjunction with the double height entry to the development to the southwest earlier proposals had incorporated an integrated art strategy flanking the side wall and soffit to the space. I would encourage the proposal to continue to invest the proposal with this additional scope to promote the public wayfinding this entry seeks to deliver as an appropriately publically accessible location for implementation of an element of the Public Art and Heritage interpretation plan.

Recommendation

a) An integrated art response to the new public gateway link to Building A in accordance with the Public Art and Heritage Interpretation plan for the site to be provided prior to final endorsement of plans.

Environmental amenity

95. I am keen to ensure that the street level amenity at the abutment of Building A and Building B whilst acceptable provide satisfactory wind speed conditions for standing at street level owing to the crossing and pause characteristics of the public realm in this zone and reliance on this interface for balcony areas. This should be the condition at ground level primary entrances and entrances to dwellings. In broader pedestrian zones walking criteria is acceptable. There is no doubt that the disrupted configuration of Building A will assist substantially as will the indented nature of balconies in Building B in conjunction with the suggest and provided plater zones.

Recommendation

a) Ensure the eastern footpath of Chandler Highway west of Building B and the north footpath of the Main Street east west entry road achieves a wind speed amenity for standing at the primary SW entry and entries to ground level dwellings.

Linkages and community amenity

96. Drawing TP2.03 describes the proposed pathway network through the site. Reference is made to landscape plans that I am at this stage not in receipt of these though I acknowledge that in both the plans and the renderings that considerable progress has clearly been made in

implementing a range of matters on which I had comment including wayfinding and walking networks, planting areas, upper level terraces and common areas and interface resolution with the adjoining eastern precinct.

97. The arrangement anticipates a pathway diagonally configured across the central courtyard with linkages to the entries of the four buildings off its length. A scissor ramp is proposed to link the southwestern signalised intersection to this zone with a series of stepped planters dividing these ramps and linking the two. A copse of trees is provided in the middle of the courtyard incorporating an attractive shaded congregating area with separate suntrap seating locations along the public path network creating a series of meeting points and social spaces.
98. A second north-south path flanks the western side of Building D and north façade of Building C.
99. The Paper Trail path continues from the north along the eastern side the northern apex of Building C and across the south side of the Business Hub linking into the village green to the east.
100. The path halves in width down the eastern side of Buildings D and C. No disability access is provided to link this eastern activity core to this north western link.
101. I had noted in my earlier response that the circulation network and landscape plan further work to better leverage the contribution of the courtyard to the amenity of residents in the building. I proposed a series of small amendments that included the following with the response noted below:-

a) Creating clearer demarcation between public, semi-public and private space. (The applicant has reconfigured the courtyard interfaces with a buffering elevated planter zone between the public walks and the private space. I consider this an appropriate response.)
b) Provision of disability access along the primary south east to north east perimeter link and improved configuration and alignment of stairs and ramps for the north east to south west courtyard link.

Recommendation

- Indent the NW Level 1 floor plan to provide for a publically accessible disability lift or alternative complying measure connecting the upper level plaza and Paper Trail Link to the lower level Entry lobby plaza to Building D

c) Enhanced rationalisation of paths to secondary residential unit entries to improve the opportunities for landscape and shared quality space. (The network has been rationalised with a single better pathway flanked north and south by landscape planter zones to private open spaces and habitable rooms. I consider this an appropriate response.)
d) Inclusion of a north facing community space for the development to the central courtyard to enhance the utilisation of this shared space through the conversion of 2 x 2 bedroom units to 2 x 1 bedroom units enabling the westernmost unit to become a community space with associated external social space in Building C. A new community space has been incorporated at the northern end of Build D at the junction of the SE and SW paths and adjoining the Business Hub creating a welcoming arrival point to the precinct in conjunction with landscaping. I consider this an appropriate response.)
e) Reduction of the number of courtyard paths to enable more space for landscape and green shared amenity. (Achieved refer earlier note)
f) Correct depiction of and path edges to planters given the car parking under and need to build up soil depths for areas of tree planting. Achieved with the sections indicating acceptable spoil depths that should be further articulated in landscape plans)
g) Suggestion for flanking trees to edges of space to better enable sunlight to the key southern end of the space at the equinox in the middle of the day as modelled in the shadow diagrams. (Achieved)
h) Enhanced buffering between the eastern path and adjoining units through minor modifications. (Achieved)

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

Architecture, layouts and facade treatments

102. Generally speaking the design language and approach is supported.
103. Equally the configuration of the site as a campus of buildings is supported as is the language of buildings and the materiality which is in my view well managed.
104. Subject to the acceptance of the recommendations made I am satisfied that a high quality solution can be achieved.
105. The internal arrangements typically provide for generously scaled common area circulation with natural light and ventilation and are supported.
106. The inclusion of large bicycle provision is strongly supported.
107. The inclusion of residential entrances both along main side and courtyard areas is supported as a measure to encourage site permeability and activation.
108. I have made a number of suggestions for minor amendments as follows:

Lobbies and entries

109. An opportunity exists to enhance the ground floor lobby placemaking, arrival experience and amenity through modest changes to the footprint, positioning of entry doors, and inclusion of weather protecting canopies to enhance wayfinding and shelter and alignment of entries with direction of travel to the units. This has been undertaken by the design team and the improvements are supported,

Roof spaces

110. The roof space at Levels 5 and 10 require resolution and programming as part of a shared amenity strategy for residents of the development.
111. The North east rooftop area of Level 6 Building A has been sleeved with a planter zone to contribute to the landscaping backdrop of the building to the eastern lower scale Town Centre core.
112. I had earlier noted that logically the level 10 roof terrace should incorporate a small internal space with WC and kitchenette facilities in conjunction with a well-developed landscape and social proposition for external areas. I am pleased to see this appears to be now included with further shaded amenity and seating zones in conjunction with an expanded landscape ambition. Subject to the landscape resolution being acceptable I am of the view that this will be an invaluable shared space for residents and will enhance the building response to context from longer views to the southwest.

    a) Buffer landscapes need to be provided between level 10 south facing units of the northern tower and the link and shared zones. (Achieved)

113. As noted in the earlier reviews, the contribution of rooftop and terrace landscapes to building D and their eastern façade treatment will be critical to the effective integration of Building D into the backdrop of the central village green and surrounding mixed-use heart. To this end I recommended the development of:

    a) Extensive landscape to the terraces at 7 and 8 of Building D.
    b) Incorporation of planters at the indented eastern facades of Building D at all levels visible above the perimeter buildings of the central green when viewed from the eastern kerb of Mills Boulevard.
    c) Incorporation of planters to the northern terraces of Building C at all levels.

114. I note that planter areas are indicated in both plan and renderings at these levels and would encourage the development of this ambition in the landscape plans to the satisfaction of the RA.

Recommendation

a) I would encourage planters to the indented façade areas of levels 5 to 8 where they sit as part of the skyline ensemble as a foreground to taller intersectional built form.

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

Reverse Amenity and designing for interface attributes

115. I have earlier made the following recommendations

Recommendations

a) Ensure the design of units interfacing with major roads is acoustically designed to ensure high quality internal amenity.
b) Ensure that units abutting the ground floor public space and upper level terrace areas are similarly designed with appropriate buffers and acoustic specification.
c) Ensure the North eastern units abutting the Business centre are configured at Level 2 and Level 3 (Apts 2.01 and 3.01) with the primary balcony to the north and the eastern interface to balcony and living areas screened to provide lateral views out and avoidance of overlooking between activities.

Privacy between units, amenity and informal surveillance

116. Address privacy between units e.g. B05.08 to A05.03, B3.03 to the adjoining eastern units. (achieved)
117. Size of balconies must be a minimum of 8sqm and larger for larger 3 bedroom units in all instances. (Achieved)

ESD and Landscape Design

118. I assume the design of the development is consistent with the ESD standards underpinning the Site Approved Plan. Ensure stormwater harvesting tanks are incorporated into the plan to enable the resilient provision of high quality landscapes crucial to the design solution in this instance. (Achieved)
119. Ensure the landscapes provided are of exemplary quality and integrated with a community plan for the development. (To be confirmed with the provision of a landscape plan to Council Approval)

CONCLUSION

Subject to these minor amendments I am satisfied that the designers have delivered for the West Artisan Precinct an ensemble of buildings that provides for an attractive gateway neighbourhood to the Alphington Mills Village Centre and an appropriate urban stitching response to its adjoining Town centre and Gateway neighbours and East Artisan precinct and support its approval on Urban Design and Architectural grounds.

DOCUMENTS FORMING THE BASIS OF THIS REPORT

> Urban Context Report 28.08.2019, Elenberg Fraser
> Plans 15.11.2019, Elenberg Fraser
> Artisan West Apartments Town Planning Submission, RFI Updates 21.02.2020, DKO

Prepared By
Robert McGauran
B. Arch. (Hons. Melb), B.A. (Fine Arts Melb.), P.D.M. (Melb.), LFRAIA, Architect

Attachment 6 - Open Space/Urban Design Comments (streetscape works)

CITY OF YaRRA

MeMO

TO:	**Amy Hodgen (Statutory Planning)**
FROM	**Blake Farmar-Bowers (Open Space) and Christian Lundh (Urban Design)**
DATE:	2 June 2020
SUBJECT:	81 La Trobe Avenue, Alphington
APPLICATION NO:	PLN19/0841
DESCRIPTION:	Construction of residential development in Precinct 3A (Artisan West) of the Alphington Paper Mills development comprising dwellings, vehicle access, car parking, public accessible private landscape areas, roof top terraces and vertical greenery.

1. COMMENTS SOUGHT

Urban Design comments on the impact on the streetscape and public realm and Open Space comments on the internal landscape components have been sought on the development at the above address.

2. DEVELOPMENT PROPOSAL

The development forms part of the Artisan (Artisan West and East) mixed-use development of which Artisan East is part of a previous application. This development compromises three multi storey developments linked together with a podium courtyard. The development forms a key part to the precinct frontage to Chandler Hwy and also provides an interface to Mills Blvd in the south. It borders a shared zone to the north and the development provides linking stairs to the food and beverage precinct on a lower level in Artisan East. A public accessible landscaped pedestrian link runs through the development providing public access to a landscaped internal courtyard.

3. GENERAL COMMENTS

Comments are provided below and overleaf and are based on the review of the following documents;

- Landscape drawings 1648-LSK01 to LSK05 dated 13 February 2020 prepared by MDG; and
- Artisan West Apartments Town Planning Submission package prepared by DKO Architecture dated 21 February 2020.

In summary, the overall proposal is in principle supported from an Urban Design and Open Space perspectives. The initial comments below and overleaf highlights our primary concerns. We require that the applicant provides updated plans and additional sections, elevation and a response to each of the comments to enable us to make a complete review of the proposal.

- Interdisciplinary design coordination:
    - Before Council can undertake a complete review and make an informed decision, discrepancies between landscape plans and architectural plans must be coordinated by the applicant to ensure correlation.
    - Council also request that the applicant uses its best endeavours to ensure that all adjacent development proposals are shown on the plans at the most current status, including but not limited to adjacent buildings and streetscapes.

4. COMMENTS SUMMARY

Key comments relate to the following:

- Coordination as noted under item 3 including, overlay all relevant adjacent landscape plans to allow precinct context and relationships to be assessed accordingly.
- The orientation/configuration of the stair in the north east corner to be clarified, discrepancy noted from Artisan East application.
- Paving and threshold interfaces around the whole proposed development requires further details and explanations such as sections to allow Council to make an informed decision.
- Show levels and grading to demonstrate that including but not limited to all main entrance thresholds are compliant to ensure that best urban design outcomes are achieved.
- Soil volume to be provided for all proposed trees.
- Confirm that width and depth of planter boxes along the ground floor interface is adequate and appropriate plant species nominated, to achieve and sustain healthy plant growth to achieve the design vision.
- Landscape Management Plan to be provided.

Attachment 6 - Open Space/Urban Design Comments (streetscape works)

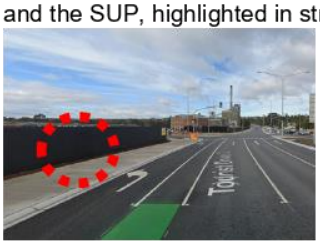
Additional details and design resolutions are required including but not limited to the following;

Chandler Road Frontage and Interface

- Provide detailed cross sections showing the full length from back of kerb. Provide sections at a minimum as indicated with red lines on screenshot below.
- Also provide a landscape elevation, accurately show the landscaped interface (planter boxes) along the frontage.



- Confirm pavement / treatment of the sliver of land between the planterboxes / site boundary and the SUP, highlighted in streetview image below.



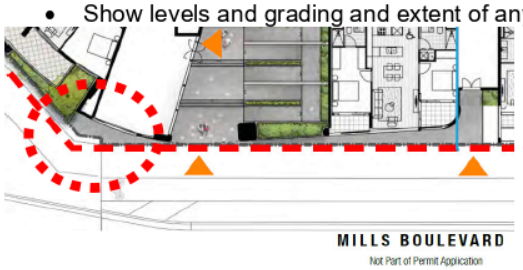
- Further notes and suggestion relating to the Chandler Hwy frontage.
  - Investigate opportunity to incorporate additional larger tree planting in the planter boxes to maximize greenery and screening to ground floor appartments and also provide an improved public realm experience.
  - Confirm that the proposed *Acer campestre* ssp is suitable for this exposed location.
- Provide further details related to the two entrances from Chandler Hwy.
  - What is the purpose for these, assmumed secondary entrances to the dwellngs?
  - Security concern, as the gate is located at the top of the stair, allowing access to the path and potential for loitering.
  - Would it be more beneficial for the ground floor dwellings if these access paths/stairs were removed in lieu of planter boxes that would provide additional screening and green relief from the road?



Attachment 6 - Open Space/Urban Design Comments (streetscape works)

Mills Boulevard Frontage and Interface

- What is the use/purpose of the area by the corner Chandler Hwy and Mills Blvd, highlighted below?
- Would there be potential to have a planter box in this area, to mitigate the risk of it becoming 'dead zone' / litter trap?
- Show levels and grading and extent of any required retaining walls or edges.

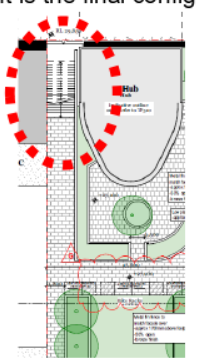


- Show tactiles and handrails to the proposed ramp and stair located in the under-croft as these fixtures will influence the layout and the overall design of this entrance threshold.



Artisan Stage 1 Interface

- Artisan East plans prepared by DKO from December 2019 shows stair with different orientation, refer below left. Confirm that the configuration shown in this application to the right is the final configuration.





- Confirm width and depth of planter boxes along the ground floor interface is adequate and appropriate plant species nominated, to achieve and sustain healthy plant growth to achieve the design vision.



- Car park entry threshold / ramp, provide further details including but not limited to edge between pedestrian threshold and ramp.



North Frontage and Interface
Confirm that proposed tree species along this interface are coordinated with the adjacent development / streetscape package for a unified public realm outcome.

Internal Courtyard
The overall concept is supported, further details and investigations are required as listed below.

- Noted in the landscape report, is the ambition that this space will encourage social interaction, short to medium stay.
  - Ensure that the sculptural folded timber seats provide adequate seating options including DDA accessibility.
  - Investigate layout of seats that would further encourage social interaction through seats facing one another and/or providing options for smaller groups
- The courtyard is noted to facilitate both pedestrian and cycle use. Review potential conflict points.
- Define minimum path widths. 'Pinch' points noted in a couple of locations. An 'Access and Circulation' plan would be beneficial, showing DDA access paths and other key routes through the courtyard.
- Entrance thresholds; review locations of visitor bike hoops. Concern that layout shown may result in potential obstruction of the entrance thresholds.
- Confirm application of pavement hierarchies is consistently applied (signifying private residential, lobby entry or public access).
- The greenery in general is supported. Suggestion to investigate opportunity to plant large feature tree(s) in the central decking area using strata cells or similar.

Grading and Drainage Design
Given the site negotiates a considerable amount of grade, especially along the Chandler Hwy and Mills Blvd interfaces, general Grading and Drainage information is required to ensure the site layout is universally accessible, appropriate and well-designed.

- Ensure all levels information is integrated onto one drawing set to enable review and approval.
- The following information needs to be included within drawings to sufficiently understand proposed grading and drainage strategy.
  - RLs at all building entries and street interfaces.
  - Falls of pavements, including extents of significant falls (i.e. steeper than 1:33 and 1:20).
  - Drainage pits (and associated RLs).
  - Show drainage infrastructure, such as trench grates on plans.

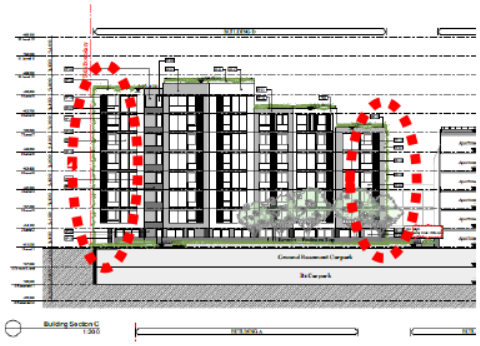
Attachment 6 - Open Space/Urban Design Comments (streetscape works)

Adequate RLs (in corners/edges) and falls have not been provided to ascertain the grading and drainage approach for all pavements and surfaces.

Vertical Greenery Building D

Climbing plants on cable trellis system on the north and south façade is in principle supported, further details are required as listed below.

- Plant species nominated will not reach 7 stories in height on the north side and 5 stories in height on the south with only a planter box at the lower level / start of the trellis system.
- Intermediate planter boxes at every second floor at the minimum will be required to achieve the desired outcome shown in elevations and renders.



Balconies / Terraces

- How will these be maintained, to ensure a consistent visual appearance?
- Show nominated plant species including plant quantities for each location.
- How will AC units (assumed to be located along terraces/balconies) be 'screened off' as these often bring down the visual appearance? How will planters be protected from AC exhaust that will blow hot/cold air and have detrimental effect on planting and the overall design vision of the development?

Garden Bed levels and soil volumes

Given much of the proposed planting is on podium or structure the following information is required to ensure nominated planting is viable, well-designed, and integrated into relevant discipline packages to achieve the design vision for the proposal.

- Annotate volume of growing media for all tree planting.
  Use - Elke SOIL VOLUME SIMULATOR https://www.elkeh.com.au/soils/
- Depths of garden bed for low planting.

Tree and Plant Species

- Confirm that none of the proposed species are on DELWPs listing of environmental weed species.
- Where trees and plants will have a direct relationship with adjacent developments further details are required that selected species, especially trees will complement and create a unified overall public realm outcome.
- Where possible replace exotic trees with native/indigenous species to reflect this site's proximity to the Yarra River, and for the development to contribute to a sustainable/biodiverse urban environment.
- Provide all proposed pot sizes and install sizes for trees and plants.
- Provide plant species and quantities for each planted area.
- Add section in plant schedule for shade tolerant tree and plant species.

Attachment 6 - Open Space/Urban Design Comments (streetscape works)

Landscape Details

Further notes including but not limited to;

- Maintenance, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and climbing plant species.
    - Maintenance tasks and a maintenance schedule, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and trees.
- Ensure that the specified mulch, especially on the higher levels is suitable and able to withstand environmental conditions such as wind erosion.
- Ensure suitable clearances are provided for all bicycle hoops (500 x 1800mm each side)
- A specification of works to be provided to meet relevant statutory requirements.

END

Attachment 7 - ESD Officer Comments

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development*.

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category *Residential 1. Ten or more dwellings*.

What is a Sustainable Management Plan (SMP)?
An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP demonstrates best practice in the 10 Key Sustainable Building Categories and;

- Provides a detailed assessment of the development. It may use relevant tools such as BESS and STORM or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies achievable environmental performance outcomes having regard to the objectives of Clause 22.17 (as appropriate); and
- Demonstrates that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

An SMP identifies beneficial, easy to implement, best practice initiatives. The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability consultant to prepare an SMP.

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.
The following comments are based on the review of the architectural drawings, prepared by DKO (received 21st February 2020, and the accompanying SMP, prepared by Cundall (prepared 26th November 2019).

Attachment 7 - ESD Officer Comments

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council



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Attachment 7 - ESD Officer Comments

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

Assessment Summary:

Responsible Planner:		Amy Hodgen	
ESD Advisor:		Euan Williamson	
Date:	29.5.2020	Planning Application No:	PLN19/0841
Subject Site:		81 Latrobe Avenue, Alphington	
Site Area:	Approx. 4,959m²	Site Coverage:	100%
Project Description:		Twelve storey residential building.	
Pre-application meeting(s):		None.	

The standard of the ESD is close to meeting Council's Environmental Sustainable Design (ESD) best practice standard. *Should a permit be issued, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.*

(1) Applicant ESD Commitments:

- A 40 kWp solar PV array to contribute to onsite electricity consumption.
- A STORM report has been submitted that relies on runoff from approximately 2,223.4m² of roof connected to 70,000 litres of rainwater storage for toilet flushing (for dwellings with 240 bedrooms or eq.)
- Energy efficient heating/cooling, hot water and lighting.
- Water efficient fixtures and taps.
- SMP states that there are 273 secure bicycle parking spaces across the site for residents of 273 dwellings, plus 28 for visitors.

(2) Application ESD Deficiencies:

- Dwellings' access to natural ventilation and daylight is reasonable, but there are numerous internal corridors that will have poor air quality and lack access to natural ventilation and daylight. Strongly recommended that corridors are re-designed to enable access to natural ventilation and daylight. This will involve re-positioning and removing some bathrooms and bedrooms to accommodate the punch-through of corridors to the facades. In particular the southern end of Building B Levels 2-6 and the northeast end of Building A Levels1-5. Consider a full height connecting atrium between Building A and B allowing access to ventilation and daylight and improving amenity.
- Most of the sample NatHERS ratings comply with the maximum BADS Standard D6 for cooling loads (21MJ/m²), except dwelling A12.02. Ensure that all dwellings meet the 21MJ/m² cooling threshold.

(3) Outstanding Information:

- Average 6.5 Star (minimum) NatHERS ratings for dwellings. BESS report sates 6.8 Star average and sample NatHERS reports are an average of 6.7 Stars. Please update the submission's documentation to have a consistent minimum 6.7 Star NatHERS, as demonstrated possible by the sample ratings provided.
- Upon close inspection of the elevation drawings, where some glazing operability is marked, it is not clear whether all bedrooms will have operable windows. Ensure that all habitable rooms have an operable window to allow access to natural ventilation.
- A 40kWp solar PV array to contribute to onsite electricity consumption. Please clearly mark the solar PV array capacity and location on the plans.

(4) ESD Improvement Opportunities

Attachment 7 - ESD Officer Comments

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council



- There are large areas of east, west and north facing glazing exposed to summer sun angles and high levels of summer solar heat gain. Recommend additional external shading systems on all east, west and north facing facades exposed to summer sun angles to reduce cooling loads and improve thermal comfort.
- Recommend a solar thermal pre-heat to gas hot water with at least 20% solar thermal contribution.
- Heating and cooling of at least 3 Stars specified. Recommend energy efficient systems within one star of the most efficient, or within 85% of the best energy performing unit available at the time of construction
- Recommend providing electric vehicle charging infrastructure.
- Recommend comprehensive commissioning and tuning of all major appliances and building services.
- Consider FSC certified sustainable timber for all timber uses onsite.

Further Recommendations:
The applicant is encouraged to consider the inclusion of ESD recommendations, detailed in this referral report. Further guidance on how to meet individual planning conditions has been provided in reference to the individual categories. The applicant is also encouraged to seek further advice or clarification from Council on the individual project recommendations.

Attachment 7 - ESD Officer Comments

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants.
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices.

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	Dwellings' access to natural ventilation is reasonable, (provided all habitable rooms have an operable window), but there are numerous internal corridors that will have poor air quality and lack access to natural ventilation.	Ensure that all habitable rooms have an operable window. Strongly recommended that corridors are re-designed to enable access to natural ventilation. This will involve re-positioning and removing some bathrooms and bedrooms to accommodate the punch-through of corridors to the facades. In particular the southern end of Building B L2-L6 and the northeast end of Building A L1-L5. Consider a full height connecting atrium between Building A and B allowing access to ventilation and improving amenity.	2
Daylight & Solar Access	Reasonable access to daylight to dwellings, but there are numerous internal corridors that will have no access to daylight.	Strongly recommended that corridors are re-designed to enable access to daylight. This will involve re-positioning and removing some bathrooms and bedrooms to accommodate the punch-through of corridors to the facades. In particular the southern end of Building B L2-L6 and the northeast end of Building A L1-L5. Consider a full height connecting atrium between Building A and B allowing access to daylight and improving amenity.	2
External Views	External views from all dwellings.	-	1
Hazardous Materials and VOC	All interior paints, adhesives and sealants will be low-VOC type	Recommend that all engineered timber products to have low/no formaldehyde content.	4
Thermal Comfort	Good thermal comfort is determined through a combination of good access to ventilation, balanced passive heat gains and high levels of insulation. The application proposes: - Limited natural ventilation - Some shading through balcony overhangs and wingwalls - Average thermal efficiency standards.	Please refer to section on, *NCC Energy Efficiency Requirements Exceeded* and *Effective Shading*	2

Attachment 7 - ESD Officer Comments

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 1. Indoor Environment Quality
Good Environmental Choice Australia Standards www.geca.org.au
Australian Green Procurement www.greenprocurement.org
Residential Flat Design Code www.planning.nsw.gov.au
Your Home www.yourhome.gov.au

Attachment 7 - ESD Officer Comments

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements Exceeded	Average 6.5 Star (minimum) NatHERS ratings for dwellings. BESS report sates 6.8 Star average and sample NatHERS reports are an average of 6.7 Stars.	Please update the submission's documentation to have a consistent minimum 6.7 Star NatHERS, as demonstrated possible by the sample ratings provided.	3
Hot Water System	Energy efficient gas hot water.	Recommend a solar thermal contribution of at least 20%.	4
Peak Energy Demand	Peak demand reduced through various initiatives.	-	1
Effective Shading	Most of the sample NatHERS ratings comply with the maximum BADS Standard D6 for cooling loads (21MJ/m²), except dwellingsA12.02. Ensure that all dwellings meet this cooling threshold. There are large areas of east, west and north facing glazing exposed to summer sun angles and high levels of summer solar heat gain.	Ensure that all dwellings meet the 21MJ/m² cooling threshold. Recommend additional external shading systems on all east, west and north facing facades exposed to summer sun angles to reduce cooling loads and improve thermal comfort.	2
Efficient HVAC system	At least 3 Stars for both heating and cooling.	Recommend energy efficient systems within one star of the most efficient, or within 85% of the best energy performing unit available at the time of construction.	4
Efficient Lighting	Energy efficient LED lighting 20% improvement on NCC minimum requirements.	-	1
Electricity Generation	A 40kWp solar PV array to contribute to onsite electricity consumption.	Please clearly mark the solar PV array capacity and location on the plans.	3
Other	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 2. Energy Efficiency

Attachment 7 - ESD Officer Comments

House Energy Rating www.makeyourhomegreen.vic.gov.au
Building Code Australia www.abcb.gov.au
Window Efficiency Rating Scheme (WERS) www.wers.net
Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

Attachment 7 - ESD Officer Comments

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Water efficient taps and fittings throughout, including: - 3 Star WELS showers <6 litres/min - 4 Star WELS toilets - 5 Star WELS tapware - 4 Star WELS dishwashers	Recommend minimum 5 WELS Star dishwashers and 5 Star WELS washing machines if provided.	4
Water for Toilet Flushing	A 70,000 litre rainwater tank connected to all toilets for flushing (240 bedrooms).	-	1
Water Meter	Separate meters for dwellings.	-	1
Landscape Irrigation	Water efficient irrigation	-	1
Other	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 3. Water Efficiency
Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
Water Services Association of Australia www.wsaa.asn.au
Water Tank Requirement www.makeyourhomegreen.vic.gov.au
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Sustainable Landscaping www.ourwater.vic.gov.au

Attachment 7 - ESD Officer Comments

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles.

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A STORM report has been submitted that relies on runoff from approximately 2,223.4m² of roof connected to 70,000 litres of rainwater storage for toilet flushing (for dwellings with 240 bedrooms or eq.)	-	1
Discharge to Sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	-	-	-
Stormwater Treatment	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 4. Stormwater Management
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Water Sensitive Urban Design Principles www.melbournewater.com.au
Environmental Protection Authority Victoria www.epa.vic.gov.au
Water Services Association of Australia www.wsaa.asn.au
Sustainable Landscaping www.ourwater.vic.gov.au

Attachment 7 - ESD Officer Comments

5. Building Materials

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment.

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	95% of road base recycled materials. 10% recycled gypsum in plasterboard.	-	1
Embodied Energy of Concrete and Steel	No specific information has been provided.	Consider specifying concrete and steel with a recycled content.	4
Sustainable Timber	All structural timber will be FSC or AFS accredited. 95% of all timber plantation or recycled.	Consider FSC certified sustainable timber for all timber used onsite.	4
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
Other	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 5. Building Materials
Building Materials, Technical Manuals www.yourhome.gov.au
Embodied Energy Technical Manual www.yourhome.gov.au
Good Environmental Choice Australia Standards www.geca.org.au
Forest Stewardship Council Certification Scheme www.fsc.org
Australian Green Procurement www.greenprocurement.org

Attachment 7 - ESD Officer Comments

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	Basement car parking.	-	1
Bike Parking Spaces	SMP states that there are 273 secure bicycle parking spaces across the site for residents of 273 dwellings, plus 28 for visitors.	-	1
End of Trip Facilities	NA	-	1
Car Share Facilities	No information provided.	-	1
Electric vehicle charging	No information provided.	Recommend providing electric vehicle charging infrastructure.	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 6. Transport
Off-setting Car Emissions Options www.greenfleet.com.au
Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf
Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/
Bicycle Victoria www.bv.com.au

Attachment 7 - ESD Officer Comments

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria.

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	A Construction Waste Management Plan with a recycling/reuse target of 70% for construction and demolition waste.	-	1
Operational Waste Management	General waste and recycling via dual chutes. Organic/green waste storage area and management system.	-	1
Storage Spaces for Recycling and Green Waste	Area for bins and chutes can be identified on the plans.	-	1
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 7. Waste Management
Construction and Waste Management www.sustainability.vic.gov.au
Preparing a WMP www.epa.vic.gov.au
Waste and Recycling www.resourcesmart.vic.gov.au
Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002)
www.environment.nsw.gov.au
Waste reduction in office buildings (2002) www.environment.nsw.gov.au

Attachment 7 - ESD Officer Comments

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation.

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	There is no productive topsoil on this site.	-	NA
Maintaining / Enhancing Ecological Value	24% of site area vegetated with 90% local native vegetation.	-	1
Heat Island Effect	No specific information has been submitted.	-	1
Communal Spaces	Residential common areas and landscaping.	-	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 8. Urban Ecology
Department of Sustainability and Environment www.dse.vic.gov.au
Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
Greening Australia www.greeningaustralia.org.au
Green Roof Technical Manual www.yourhome.gov.au

Attachment 7 - ESD Officer Comments

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Issues	Applicant's Design Responses	Council Comments	CAR*
Significant Enhancement to the Environmental Performance	-	-	-
Innovative Social Improvements	-	-	-
New Technology	-	-	-
New Design Approach	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 9. Innovation
Green Building Council Australia www.gbca.org.au
Victorian Eco Innovation lab www.ecoinnovationlab.com
Business Victoria www.business.vic.gov.au
Environment Design Guide www.environmentdesignguide.com.au

Attachment 7 - ESD Officer Comments

10. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	No information has been provided.	Recommend comprehensive commissioning and tuning of all major appliances and building services.	4
Building Users Guide	Building Users Guide will be provided to the residents and building users.	-	1
Contractor has Valid ISO14001 Accreditation	-	-	-
Construction Management Plan	An Environmental Management Plan will monitor and control activities undertaken during construction.	-	1
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 10. Construction and Building Management
ASHRAE and CIBSE Commissioning handbooks
International Organization for standardization – ISO14001 – Environmental Management Systems
Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Attachment 7 - ESD Officer Comments

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council



Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Attachment 8 - Engineering Services Unit Comments

CITY OF YARRA

MEMO

To:	**Amy Hodgen**
From:	**Civil Engineering unit; Mark Pisani**
Date:	**1 June 2020**
Subject:	**Application No: PLN19/0841** **Description: AMCOR; Artisan West Precinct** **Site Address: 81 Latrobe Avenue, Alphington**

I refer to the above Planning Application received on 6 May 2020 in relation to the proposed development at 81 Latrobe Avenue, Alphington. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
DKO Architecture	TP107 *Locality Plan*	-	22 November 2019
	TP108 *Site Plan*	-	22 November 2019
	TP200 *Basement Floor Plan*	A	21 February 2020
	TP201 *Basement Floor Plan*	A	21 February 2020
	TP202 *Ground Floor Plan*	A	21 February 2020
	TP203 *Level 1 Floor Plan*	A	21 February 2020
	TP304 *Sections – Sheet 1*	A	21 February 2020
	TP305 *Sections – Sheet 2*	A	21 February 2020
	TP306 *Sections – Sheet 3*	A	21 February 2020
	TP500 *Development Summary*	-	21 February 2020
GTA Consultants	*Transport Impact Assessment* report	B	26 November 2019
GTA Consultants	*Alphington Paper Mill Site Development Plan - Traffic Management Plan*	G Endorsed	19 August 2015 27 May 2016

CAR PARKING PROVISION
Proposed Development
Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Attachment 8 - Engineering Services Unit Comments

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	78	1 space per dwelling	78	297
Two-bedroom dwelling	176	1 space per dwelling	176	
Three-bedroom dwelling	19	2 spaces per dwelling	38	
Residential Visitors	273 dwellings	1 space per 5 dwellings	54	33
		Total	**346 spaces**	**330 spaces**

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 Dwellings*. The car parking provision for the dwellings satisfies the statutory parking requirements. It is noted that there is a surplus of five resident spaces. According to GTA Consultants, these spaces would be allocated to five of the two-bedroom dwellings. We have no objection to this arrangement as the parking surplus represents a small number of spaces.
- *Parking Demand for Residential Visitors*. To assess the likely parking demand for the residential visitors, GTA Consultants have adopted the visitor parking rate for high density residential use of 0.12 spaces per dwelling, taken from the endorsed *Traffic Management Plan*. Applying this rate to the 273 dwellings yields a visitor parking demand of 32 spaces. The parking provision of 33 residential visitor spaces accommodates this demand.

Adequacy of Car Parking
From a traffic engineering perspective proposed on-site parking provision is considered appropriate in the context of the development and the surrounding area. The residential parking demand is consistent with the statutory and recommended rates. Similarly, the on-site residential visitor parking provision is consistent with the peak residential visitor demand. The parking generated by this precinct should not result in an adverse impact on parking conditions in the surrounding area.

The Civil Engineering unit has no objection to the car parking provision for this site.

TRAFFIC IMPACT
Trip Generation
The trip generation for the site adopted by GTA Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential – High density (273 dwellings)	0.35 trips per dwelling in each peak hour Peak hour volumes are 10% of daily volume	960 trips	96 trips	96 trips

Attachment 8 - Engineering Services Unit Comments

The GTA report indicates that the traffic generated by this site is considered acceptable, based on the previously conducted micro-simulation modelling for the *Traffic Management Plan*.
What assumptions/traffic volumes of other adjoining developments were used to analyse the Chandler Highway/Mills Boulevard intersection and the Heidelberg Road/Latrobe Avenue intersection?

To date, it appears that no attempt has been made by the applicant to provide a compilation of peak hour traffic volumes of approved individual sites and to test whether these volumes are in line with those contemplated in the *Traffic Management Plan*.

Whilst the peak hour volumes from this site do not appear to be unduly high, the report does not demonstrate how volumes generated from this site would be accommodated within the broader road network.

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment

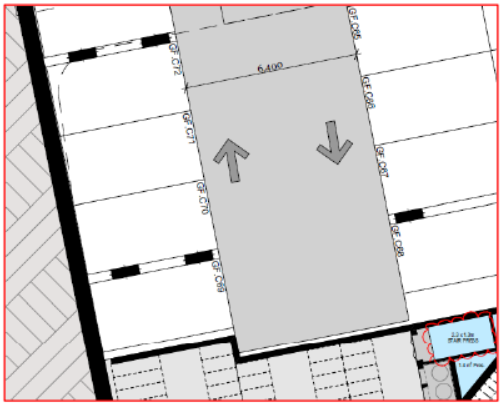
Item	Assessment
Access Arrangements	
Development Entrance	The 6.4 metre wide accessway into the Artisan West Precinct's car park satisfies *Design standard 1 – Accessways* of Clause 52.06-9.
Visibility	The pedestrian sight triangle of the accessway connecting to the main entry of the precinct is partially obstructed by a column. This obstruction is very minor and should not restrict a motorist's ability to see pedestrians walking along the north-south aligned footpath of the main entry. We are satisfied with the pedestrian sight triangle satisfies *Design standard 1*.
Headroom Clearance	Headroom clearances range from 2.2 metres to 3.0 metres and satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Internal Ramped Accessways	The 6.4 metre clear width of the internal ramped accessway satisfies AS/NZS 2890.1:2004.
Car Parking Modules	
At-Grade Parking Spaces	The dimensions of the car parking spaces (2.6 metres by 4.9 metres) satisfy *Design standard 2 – Car parking spaces* of Clause 52.06-9.
Tandem Parking Sets	The lengths of the tandem parking sets have been provided at 10.4 metres and satisfy *Design standard 2*.
Aisles	The 6.4 metre wide aisles satisfy *Table 2: Minimum dimensions of car parking spaces*.
Column Depths and Setbacks	Columns have depths of 1000 mm and have been set back from the aisles by 250 mm, and are located outside parking space clearance envelopes as required by *Diagram 1 Clearance to car parking spaces* of Clause 52.06-9.
Clearances to Walls	Not dimensioned on the drawings.
Blind Aisle Extension – *Ground Floor Plan*	The blind aisle extension adjacent to spaces GF.C^8 and GF.C69 has not been dimensioned.

Attachment 8 - Engineering Services Unit Comments

Item	Assessment
Gradients	
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Longitudinal Grades along the Aisles	The longitudinal grades along the aisles have been provided at a maximum of 1 in 20 (in front of the visitor spaces) and satisfy AS/NZS 2890.1:2004.
Swept Path Analysis	
Vehicle Turning Movements – Entrance of Artisan Precinct West V173210-AT01-01 Issue P3*	The swept path diagrams for a B85 design vehicle and an oncoming B99 design entering and exiting the entrance into the Artisan Precinct West via the north-south aligned main entry are considered satisfactory.
Waste Collection Vehicle – Entry Movement and Circulation V173210-AT01-02 Issue P3	The swept path diagram for a 6.34 metre long waste collection vehicle entering the Artisan Precinct West and circulating within the Ground Floor is considered satisfactory.
Waste Collection Vehicle – Exit Movement and Circulation V173210-AT01-03 Issue P3	The swept path diagram for a 6.34 metre long waste collection vehicle exiting the Artisan Precinct West and entering the north-south aligned main entry is considered satisfactory.
Waste Collection Vehicle – Circulation - Basement Level 1 V173210-AT01-04 Issue P3	The swept path diagram for the waste collection vehicle circulating within Basement Level 1 is considered satisfactory.

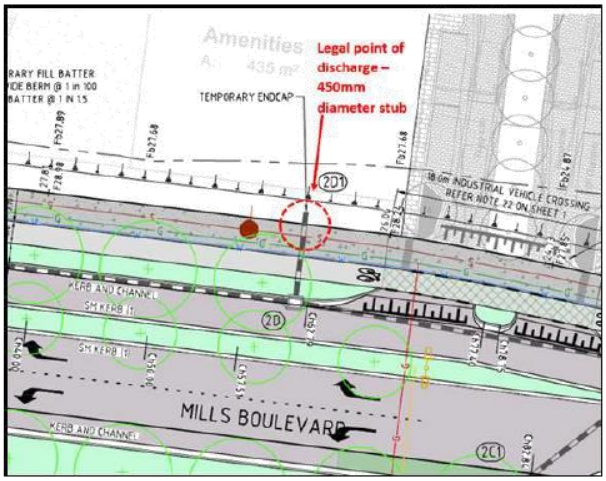
* GTA Consultants swept path diagram drawing number.

Design Items to be Addressed

Item	Details
Clearances to Walls	Clearances for spaces adjacent to walls are be dimensioned on the drawings.
Blind Aisle Extension – *Ground Floor Plan*	The blind aisle extension at the south west corner of the Ground Floor car park is to be dimensioned. 

Attachment 8 - Engineering Services Unit Comments

INFRASTRUCTURE ITEMS AND CONSTRUCTION ACTIVITIES

Item	Details
General	
Finished Surface Levels along Boundary with Mill Boulevard	The applicant is to provide written confirmation that the finished surface levels along the boundary with Mills Boulevard road reserve have been designed in accordance with the Council approved Road and Drainage plans titled: Yarrabend – Park Precinct, Mills Boulevard; Ref 22185E/G.
Finished Surface Levels along Boundary with Chandler Highway	The applicant is to provide the detailed level survey indicating existing finished surface levels along the boundary interfacing with Chandler Highway road reserve. The internal design levels at the boundary must be aligned with the existing levels of the eastern edge of the footpath.
Legal Point of Discharge	In accordance with a Legal Point of Discharge application under Regulation 133 – Stormwater Drainage of the *Building Regulations* 2018, a 450 mm diameter property stub has been installed in the south eastern corner of the site (See Figure 1). Any storm water drainage within the property must be provided, connected and discharged to the allocated property stub.  *Figure 1 - Location of the legal point of discharge*
Wind Assessments	It requested that wind assessment details be forwarded to the Civil Engineering unit for any AMCOR developments proposing wind canopies, as we need to cross reference the structures with the proposed road reserve layouts.

Attachment 8 - Engineering Services Unit Comments

Item	Details
Land in between Chandler Highway and the western Boundary of the Site	The applicant is to consult Council's Urban Design team for direction on what is to be installed / constructed along the area of land between the Chandler Highway footpath and the western property boundary (in red below).  *Figure 2 - Area of land along Chandler Hwy*

Attachment 9 - Engineering Services Unit Additional Comments

PLANNING REFERRAL

To:	Amy Hodgen
From:	Mark Pisani
Date:	30/10/2020
Subject:	Supplementary Engineering Comments – Vehicle Movements
Application No:	PLN19/0841
Description:	Artisan West in the Amcor site. Development of the land for the construction of dwellings.
Site Address	81 Latrobe Street, Alphington

COMMENTS:

I am satisfied with the comments provided by GTA in their TIA for 81 Latrobe Avenue in relation to the traffic volume assumptions at the intersections of Mills Boulevard with Chandler Highway and Heidelberg Road, especially since the microsimulation had completed a higher yield in the number of dwellings compared with the recent estimate in the Development Plan.

I am comfortable with their explanation as traffic volumes would be directly proportional to the number of dwellings.

Mark Pisani
Senior Development Engineer
Traffic and Civil Engineering

Attachment 10 - Strategic Transport Unit Comments

Planning Referral

To:	Amy Hodgen
From:	Julian Wearne
Date:	01/06/2020
Corrections:	22/9/2020
Subject:	Strategic Transport Comments
Application No:	PLN19/0841
Description:	Artisan West in the Amcor site. Development of the land for the construction of dwellings.
Site Address	81 Latrobe Street, Alphington

I refer to the above Planning Application referred on 06/05/2020, and the accompanying Traffic report prepared by GTA Consultants in relation to the proposed development at 81 Latrobe Street, Alphington. Council's Strategic Transport unit provides the following information:

Access and Safety
There were no significant access or safety concerns identified.

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
Dwellings	273 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	55 resident spaces	**273 resident / employee spaces**
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	28 visitor spaces.	**28 visitor spaces**

The development provides a total of 218 additional resident spaces above the requirements of the planning scheme and meets the statutory visitor space requirement.

Adequacy of visitor spaces
Whilst it is noted Council's Best Practice rate for the number of spaces has not been met (69 spaces[1]), the provision of the visitor spaces is generally adequate, given the locations, positioning and design of the spaces and that the statutory rate has been achieved.

Adequacy of resident spaces
Number of spaces

[1] *Category 6 of the SDAPP offers the following for best-practice guidance for resident bicycle parking rates: "Residential developments should provide 0.25 visitor spaces per dwelling"*

Attachment 10 - Strategic Transport Unit Comments

The number of resident bicycle spaces exceeds the statutory rate and meet Council's Best Practice rate (273 spaces[2]) and is acceptable. However, if the plans are amended it would be appreciated spaces are numbered for ease of future assessments.

Design and location of employee spaces and facilities
Resident spaces are adequately located and designed for the following reasons:

- All resident spaces are located within a single secure facility, with good access to the main lift shaft and building entrance.
- All spaces appear to meet AS2890.3 access and clearance requirements.
- Approximately 35% of spaces appear to be horizontal at grade spaces exceeding the AS2890.3 requirement to provide 20% of spaces.

Electric vehicles / share cars / other relevant topics?
Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. Provision of the below infrastructure will enable individual tenants to easily install a single charging unit and individual circuit wiring to the distribution board for their designated parking space.

- One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

- A scalable load management system, to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual; and

- Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

Recommendations
The following should be shown on the plans before endorsement:

1. Provision of the following electric vehicle charging infrastructure to allow residents the ability to easily install EV chargers in future:
   a. One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;
   b. A scalable load management system, to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual; and
   c. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

[2] *Category 6 of the SDAPP offers the following for best-practice guidance for resident bicycle parking rates: "As a rule of thumb, at least one bicycle space should be provided per dwelling for residential buildings."*

Attachment 10 - Strategic Transport Unit Comments

Regards

Julian Wearne

Sustainable Transport Officer
Strategic Transport Unit

Attachment 11 - City Works Unit Comments (Waste Management Plan)

PLANNING REFERRAL

To:	Amy Hodgen
From:	Atha Athanasi
Date:	17/09/2020
Subject:	Waste Management Plan Comments
Application No:	PLN19/0841
Description:	Artisan West in the Amcor site. Development of the land for the construction of dwellings.
Site Address	81 Latrobe Street, Alphington

COMMENTS:

The waste management plan for 81 Latrobe, Avenue, Alphington authored by Irwin consult and dated 27/7/20 is satisfactory from a City Works Branch's perspective.

Atha Athanasi

Contract Management Officer

City of Yarra – City Works Depot

Attachment 12 - SLR Acoustic Consultant Comments

15 September 2020

640.10090.06580 81 LaTrobe Ave (Artisan West) 20200804.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Amy Hodgen

Dear Amy

Artisan Precinct, Alphington Stage 3A
Development Application Acoustic Review
PLN 19/0841

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the mixed use development proposed for Artisan Precinct, Alphington Stage 3A .

Details of the report are as follows.

- Title: Artisan West, Alphington, Acoustic Assessment
- Reference: 20191002.1
- Date: 25 November 2019
- Prepared by: Acoustic Logic Consultancy (ALC)

The report has been prepared to address noise impacts to and from the proposal.

1 Background Information

(Sections 1 and 2 of the acoustic report)

The project is a mixed use development on the Alphington Paper Mill site. The site and surrounding uses are indicated in Figure 1 of the report. Acoustically significant aspect of the project are summarised below:

- The proposal includes:
  - Two levels of basement carparking
  - Up to twelve levels of apartments
  - Residential tenancies on all levels
- The main source of noise to the subject site is identified as road traffic from the Chandler Highway.

SLR Comments: *The proposal and main potential noise impact has generally been identified.*

SLR Consulting Australia Pty Ltd Level 11, 176 Wellington Parade East Melbourne VIC 3002 Australia
T: +61 3 9249 9400 E: melbourne@slrconsulting.com
www.slrconsulting.com ABN 29 001 584 612

The project includes several outdoor areas including a ground level central courtyard and a roof deck. Potential noise impacts from people using the ground level courtyard are not discussed in the report, however SLR agrees that these are likely to be manageable given that the space resembles a park area, and is not obviously designed for group functions. There is a roof top garden on Level 10 (Chandler Highway side of the building), which does include provision for larger gatherings. Noise from this space is considered in the report.

We note that the development site is also in close proximity to the Artisan East food and drinks precinct (the nearest apartments are 20 m from the closest tenancy).

2 Road Traffic Noise

2.1 Noise Criteria

(Section 5.1 of the report)

Road traffic noise is proposed to be assessed to the AS/NZS2107:2016 design ranges in general accordance with the criteria provided in the Arup acoustic report for the Alphington Paper Mill Development Plan (Arup report 'Amcor Site, Alphington, Preliminary Acoustic Assessment', dated 21 August 2015).

The design targets nominated in Table 5 of the report are:

- 35 to 45 dBA Leq,1hr during the day and evening in all habitable rooms, and
- 30 to 40 dBA Leq,1h at night in bedrooms

SLR Comments: *ALC does not nominate which part of the AS/NZS2107 ranges they propose to meet and in the absence of this information we assume that the upper end of the nominated ranges will be met during the relevant periods. i.e. up to 45 dBA Leq,1h during the day and evening periods, and up to 40 dBA Leq,1 hr in bedrooms at night.*

Additionally, the report does not define how the hourly road traffic noise levels are to be determined. That is, whether the targets are to be met by all hours of the day or night periods (i.e. effectively a limit on the loudest hours), or by the average of hourly levels. This information should be provided for transparency and to remove ambiguity about how road traffic noise should be assessed post construction.

The proposed hourly targets are consistent with those recommended by SLR for the loudest hour of the day and night periods.

Targets for day and night average road traffic noise levels are not provided in the report. SLR recommend that the day and night average levels are at least 5 dB lower than the loudest hour targets. That is, 40 dBA $L_{eq,16h}$ in all habitable rooms and 35 dBA $L_{eq,8h}$ in bedrooms. Our recommended day and night average targets are in line with those provided in Standard D16 of the Yarra Planning Scheme, and are within the AS/NZS 2107 ranges. The targets are not inconsistent with those nominated in the Amcor Site Development Plan acoustic report prepared by Arup ('Amcor Site, Alphington, Preliminary Acoustic Assessment', 21 August 2015), which nominates the AS/NZS2107:2000 recommended ranges as the relevant indoor criteria for road traffic noise

2.2 Noise Measurements

(Sections 2, 4 & Appendix 2 of the report)

Unattended monitoring of traffic noise was conducted on the western boundary of the subject site overlooking the Chandler Highway (microphone 3 m high), 23 to 29 August 2019. The logger location is shown in Figure 1 and Figure 4 and graphical data for the logging period is provided in Appendix 2.

The single hour logger data is provided in Table 3, as 68 dBA Leq,1h for the day /evening period, and 67 dBA Leq,1hr for the night period.

Additionally, a series of attended measurements were conducted at nearby locations (microphone not elevated) between the hours of 8 am and 8:30 am on two weekday mornings. The measurements results (adjusted to remove façade reflection) ranged from 66 to 68 dBA Leq.

SLR Comments: *The logging location is appropriate, being generally in line with the development building façade. The traffic noise data was obtained approximately 1 month after the completion of the new Chandler Highway bridge. The data is therefore representative of the new road conditions (which includes widening of the highway), however it is unclear whether the traffic flows during the logging period are representative of future conditions.*

The issue of monitoring under potentially non-representative conditions (newly opened road after a long period of disruption) could have been addressed by counting traffic numbers during the monitoring period, and comparing these with the projected traffic flow. The measured noise levels could be adjusted taking this information into consideration. From our understanding traffic counts were not conducted by ALC, however the information may be available, and could potentially be used to determine whether further adjustments to the measured levels are appropriate.

The 1hr logging data presented in Table 3 is not the loudest hour of the monitoring for the day period. Levels appeared to have exceeded 68 dBALeq,1hr on Wednesday between 2 pm and 3 pm and on Thursday between 7 am and 8 am. The 2 pm to 3 pm exceedance may have been due to extraneous noise, however the graphical data for the 7 am to 8 pm level is consistent with typical road traffic noise. We recommend that ALC clarify the basis for their determination of the hourly data, and confirm that the noise targets are proposed to be met by the loudest hour of road traffic noise. This information should be provided in the report in order to prevent ambiguity in the future.

The day and night average levels are not presented in the report. From the graphical data provided we would expect the Leq,16 hr to be 2-3 decibels lower than the reported daytime level of 68 dBA and the Leq,8 hr to be at least 5 dB lower than the reported night level of 67 dBA, i.e. in the order of 65-66 Leq,16h and 62 Leq,8hr.

We note that the Leq,16h and Leq,8h noise levels would be considerably lower than the levels measured by Renzo Tonin & Associates for Precinct 2A prior to the Chandler Highway upgrade works (site immediately north of the development site). RTA's levels for two different locations along the Chandler Highway were 71 and 74 dBA Leq, 16h (daytime average levels) and 67 and 71 dBA Leq,8h (night time average levels).

RTA's modelling, which takes into consideration the existing and proposed road conditions and traffic flow, predicts full day and night average noise levels of 71 dBA Leq,16h and 67 dBA Leq,8h (adjusted by SLR by -3 dB to obtain free field levels) at the western façade of the development, in locations comparable to the development proposed for Artisan West. These levels are effectively 5 dB higher than the numbers used by ALC.

In summary, we are concerned that the monitoring undertaken by ALC may not have captured worst case noise impacts from the Chandler Highway road traffic because it was carried out soon after a long period of road disruption.

2.3 Traffic Noise Assessment

(Section 6 of the acoustic report)

An explicit assessment of road traffic noise is not presented.

SLR Comments: *An actual assessment of road traffic noise is not provided in the report, and it is unclear how the upgrades proposed have been determined. This information should be provided for transparency. If the measured noise levels are used across the entire façade, this should be stated. Likewise, if a noise model has been prepared, or calculations carried out to predict noise to the façade, details of the methodology adopted should be provided.*

2.4 Recommendations for noise control

(Section 6 and Appendix 1 of the acoustic report)

Advice for facade upgrade treatments to control road traffic noise is provided in Section 6 and Appendix 3 of the report.

Level 1 apartments overlooking Chandler Highway are required to have as a minimum, 10.38 mm thick laminated glass to living rooms and 12.76 mm thick laminated glass to bedrooms or wintergarden arrangements. Double glazed options are also provided. Minimum acoustic ratings are provided for all systems.

The roof and external walls are proposed to be masonry and are noted not to require upgrade for acoustics. The report notes that if lightweight walls are specified, the walls are to be designed to meet the internal road traffic targets.

Ventilation pathways are noted to require treatments to ensure that the nominated design criteria are met.

SLR Comments: *Our indicative calculations using a generic road traffic spectrum suggest that ALC's design noise targets will be met with the proposed glazing, provided that acoustic (Rw) ratings nominated in the report are met, and provided that road traffic noise does not increase from the levels presented in the report.*

We note, however, that the glazing treatments to this development are considerably less than those proposed for Precinct 2A, where apartment living and bedrooms are proposed to have acoustic double glazing with nominal 100 mm deep cavities. The discrepancy between the treatments is due to a combination of the less onerous targets adopted by ALC and the lower assumed road traffic noise levels.

3 SEPP N-1 Noise Limits

(Sections 4.4 and 5.2 of the acoustic report)

SEPP N-1 noise limits are calculated from background noise measurements conducted in March 2017 at Location 1, which is north east of the subject site.

SLR Comments: *The background noise monitoring location and results look reasonable. Our calculations of SEPP N-1 noise limits agree with ALC's.*

4 Noise from the Subject Development

4.1 Rooftop Communal Terraces

(Section 7 of the report)

Noise from rooftop communal terraces is proposed to be controlled by limiting use to the hours of 7 am to 10 pm. Additionally it is recommended that the facility be managed by the Body Corporate to minimise nuisance.

Structureborne noise from the roof terrace (noise produced by impacts to the floor, including footfall and furniture movement) is proposed to be controlled via compliance with Part 5 of the BCA. Concept advice for treatments is provided in the report (acoustic underlay below tiles and 75 mm thick fibrous insulation to ceiling cavity).

SLR Comments: *The proposed management control should be adequate, particularly given that the most impacted apartments will also have glazing upgrades to assist in the control of road traffic noise.*

The conceptual advice for controlling structureborne sound is generally reasonable, however we note that meeting the standards specified in the BCA does not ensure a good amenity outcome, as the standard is quite low (i.e. if the ALC advice is followed the outcome will be better than BCA minimum standard).

4.2 Carpark and Carpark Entrance Gate

(Section 9 of the report)

The report includes a discussion of noise targets and general recommendations for controlling noise from the carpark entrance gate. The guidelines include:

- The requirement for an imperforate door
- Door to be vibration isolated from the building structure
- Door to be quiet in operation
- Equipment not to rattle
- Motor to be fitted with a soft start/stop mechanism
- Door not to contact the floor slab on closing.

SLR Comments: *While the report includes a discussion of targets, specific targets for noise from operation of the door are not actually nominated. However, on this project, there would appear to be little risk of nuisance noise from the carpark door and carpark if the guidelines provided in the report are followed. Consequently, explicit nomination of noise targets has not been raised as an issue requiring attention in this review.*

4.3 Project Mechanical Plant and Equipment

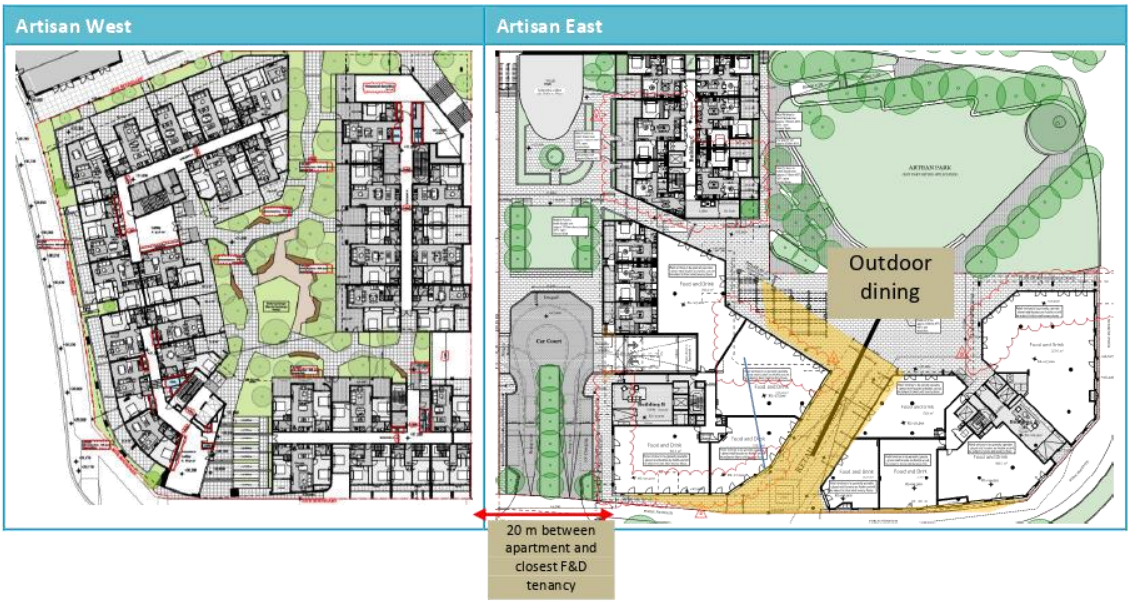
(Section 8 of the report)

Noise from mechanical plant and equipment associated with the residential development is proposed to be assessed to SEPP N-1 and the EPA Noise Control Guidelines (as appropriate). A full assessment is not included in the report due to the unavailability of equipment details and layouts. ALC state that noise from the equipment is to be reviewed by a suitably qualified acoustical consultant to ensure that compliance with the relevant criteria is achieved.

SLR Comments: *It is reasonable to conduct the assessment of noise from mechanical plant during the detailed design phase. The report includes the requirement for a review and therefore addresses our concerns on this matter.*

5 Other Matters – Artisan East Outdoor Patron Areas

The Artisan East development includes a number of food and drink tenancies with outdoor patron areas, and many apartments within that development required façade upgrade treatments to address patron noise. However, from our review of the Artisan East drawings, it does not appear that any apartments within the Artisan West development will have a line of sight to the outdoor patron areas. Refer to plans below showing outdoor dining locations). This fact, combined with the restrictions on the outdoor patron areas themselves (day and evening operation only), suggests that an assessment of patron noise from Artisan East to Artisan West is not necessary.



Attachment 12 - SLR Acoustic Consultant Comments

6 Summary

SLR has conducted a review of the acoustic report prepared for the Artisan West Apartments, Alphington. The matters we recommend are addressed in further detail all pertain to traffic noise.

Road traffic noise appears to have been assessed to the upper end of the AS2107:2016 ranges, being 45 dBA Leq,1hr in living rooms and 40 dBA Leq,1hr in bedrooms. SLR also recommend that the day and night average levels are at least 5 dB lower than the loudest hour targets. That is, 40 dBA $L_{eq,16h}$ in all habitable rooms and 35 dBA $L_{eq,8h}$ in bedrooms. Our recommended day and night average targets are in line with those provided in Standard D16 of the Yarra Planning Scheme, and are within the AS/NZS 2107 ranges. They are therefore also consistent with the Amcor Site Development Plan acoustic report prepared by Arup. The average noise targets are in our opinion important for this site due to the potential for traffic noise levels to be consistently high throughout the day.

Our specific questions in regard to the provided assessment are summarised below:

- The means by which the hourly traffic noise levels are to be determined is not stated in the report. The targets should be met by all hours of road traffic noise, excluding periods where extraneous noise is responsible for elevated levels (e.g. road works or unsuitable weather). The report should state this clearly to avoid ambiguity in the future.
- The provided Leq,1h level does not appear to align with the loudest hour of road traffic noise for the day period. ALC should provide the basis for their identification of the noise level and if the loudest measured hour is not presented, provide the basis for excluding it.
- Road traffic noise monitoring was undertaken shortly after the Chandler Highway bridge reopened, and SLR are concerned that vehicle numbers may have been below the projected traffic flow. The higher measured and predicted levels used in the RTA acoustic report prepared for Precinct 2A also suggest that the levels used by ALC may be too low. If vehicle numbers during the monitoring period can be sourced, this information should be used to determine whether the data obtained by ALC is representative of future use. If the information cannot be sourced, we would recommend that the logging be repeated after the COVID-19 shutdowns are over and traffic flows more closely resemble the projected numbers.

The combination of the less onerous design noise targets adopted by ALC and lower road traffic noise levels has resulted in recommendations for façade upgrade treatments that are substantially lower than those provided for Precinct 2A, which is also subject to noise from the Chandler Highway.

Regards,



Dianne Williams
Associate – Acoustics

Reviewed by JA

Attachment 13 - Vipac Wind Consultant Comments

Vipac Engineers and Scientists Limited

279 Normanby Rd, Port Melbourne, VIC 3207, Australia

Private Bag 16, Port Melbourne, VIC 3207, Australia

t. +61 3 9647 9700 | **f.** +61 3 9646 4370 | **e.** melbourne@vipac.com.au

w. www.vipac.com.au | A.B.N. 33 005 453 627 | A.C.N. 005 453 627

City of Yarra

Corner Moor and Napier Street

Fitzroy, Australia

12/08/2020

Ref: 30N-20-0180-GCO-6787942-0

Attention: Amy Hodgen

Dear Amy,

81 Latrobe Avenue, Alphington

This peer review of the MEL Consultants Environmental Wind Speed Measurements report (MEL Consultants Report 165-19-WT-ENV-03) is based on Vipac's experience as a wind-engineering consultancy.

Vipac have reviewed the relevant documents (see the received file names in the at tachment). Our comments are as follows:

i. The MEL Consultants Environmental Wind Speed Measurements report has been prepared based on a 1:400 scaled model wind tunnel test. The report includes the following main Sections: Environmental Wind Criteria, Model and Experimental Techniques, Discussion of Results and Conclusions. Detailed test data were presented in the Figures section.

ii. The report has used the assessment criteria for Melbourne areas developed by MEL Consultants. Vipac has no issues with this, and believe that the criteria is in line and comparable with the council and DELWP guidelines.

iii. In the Model and Experimental Techniques section, a 500m minimum radius proximity model was used and is substantially correct. The Terrain Category 3 exposure was used in the assessment; this was also appropriate.

iv. The other methodologies described in the report, including use of hot-wire sensors; measurement wind direction intervals (22.5°); and data analysis are also deemed appropriate.

v. In the Discussion of Results section, the report clearly addressed the wind condition results street by street around the development. The test identified the problem areas and rectified them with the recommended wind control measures. Measurements found that for the configuration with the wind control treatments (a continuous 3 m canopy along the north and west face of Buildings A and B), all tested areas had wind levels within the recommended comfort criteria or similar to the existing conditions, as detailed in the report.

vi. The report concluded that the wind conditions at the Level 10 terrace of Building B with a 1.6 m high balustrade have been shown to be within the walking comfort criterion for all wind directions. However, this is not consistent with the results of polar plot in the report which

shows that Location T1 measured wind speeds exceeding the walking criterion for westerly winds (see Figure 1 below, cited from the report). MEL Consultants should clarify if these results are correct, and if so, additional wind control measures may be necessary to rectify this.

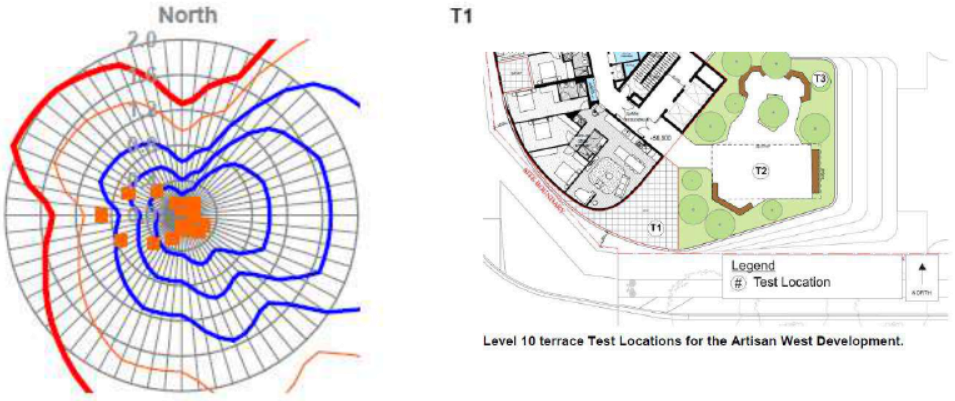


Figure 1: Polar plot of wind speed at location T1 (Level 10 terrace)

In conclusion, the MEL Consultants Environmental Wind Assessment has used the correct model, experimental and analysis methodology to assess the wind effects on the pedestrian level spaces around the proposed development in detail. We agree with the conclusions regarding the ground floor wind conditions.

For the wind conditions on Location T1 at the Level 10 terrace of Building B, MEL Consultants should provide clarification of whether the conclusion in main report or the results in the polar plot are correct; If the results shown in Figure 1 are correct, then additional wind control measures may be necessary to rectify this.

Yours sincerely,

Vipac Engineers & Scientists Ltd

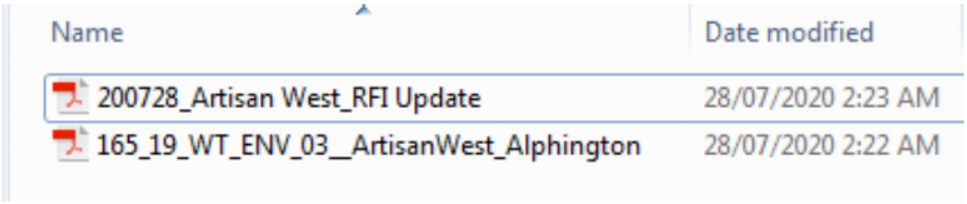
Zhuyun Xu
Senior Wind Consultant

Sophie Lamande
Wind Group Leader

Attachment 13 - Vipac Wind Consultant Comments

Attachment:

Files received



12.2 PLN19/0606 - 60 Chandler Highway, Alphington

Executive Summary

Purpose

This report provides Council with an assessment of Planning Application PLN19/0606 at 60 Chandler Highway, Alphington against the provisions of the Alphington Paper Mill Development Plan 2016 and the Yarra Planning Scheme.

Council was advised that an appeal pursuant to S79 of the *Planning and Environment Act 1987* (the Act) was lodged (failure to determine) with the Victorian Civil and Administrative Tribunal. A Compulsory Conference has been scheduled for 11 March 2021, with a Hearing scheduled for 4 days commencing 31 May 2021.

The report recommends that were Council in a position to determine the application, it would have recommended the grant of a planning permit subject to the conditions contained within the recommendation.

Key Issues

The key issue for Council in considering the proposal relate to consistency with the Development Plan.

Key Planning Considerations

Other Key planning considerations include:

(a) Clause 15.01 – Urban Environment;

(b) Clause 22.05 – Interface Uses Policy;

(c) Clause 43.04 – Schedule 11 to the Development Plan Overlay;

(d) Clause 52.06 – Car Parking; and

(e) Clause 58 – Apartment Guidelines.

Financial Implications

None

Submissions

None. The application is exempt from notification pursuant to the Development Plan Overlay.

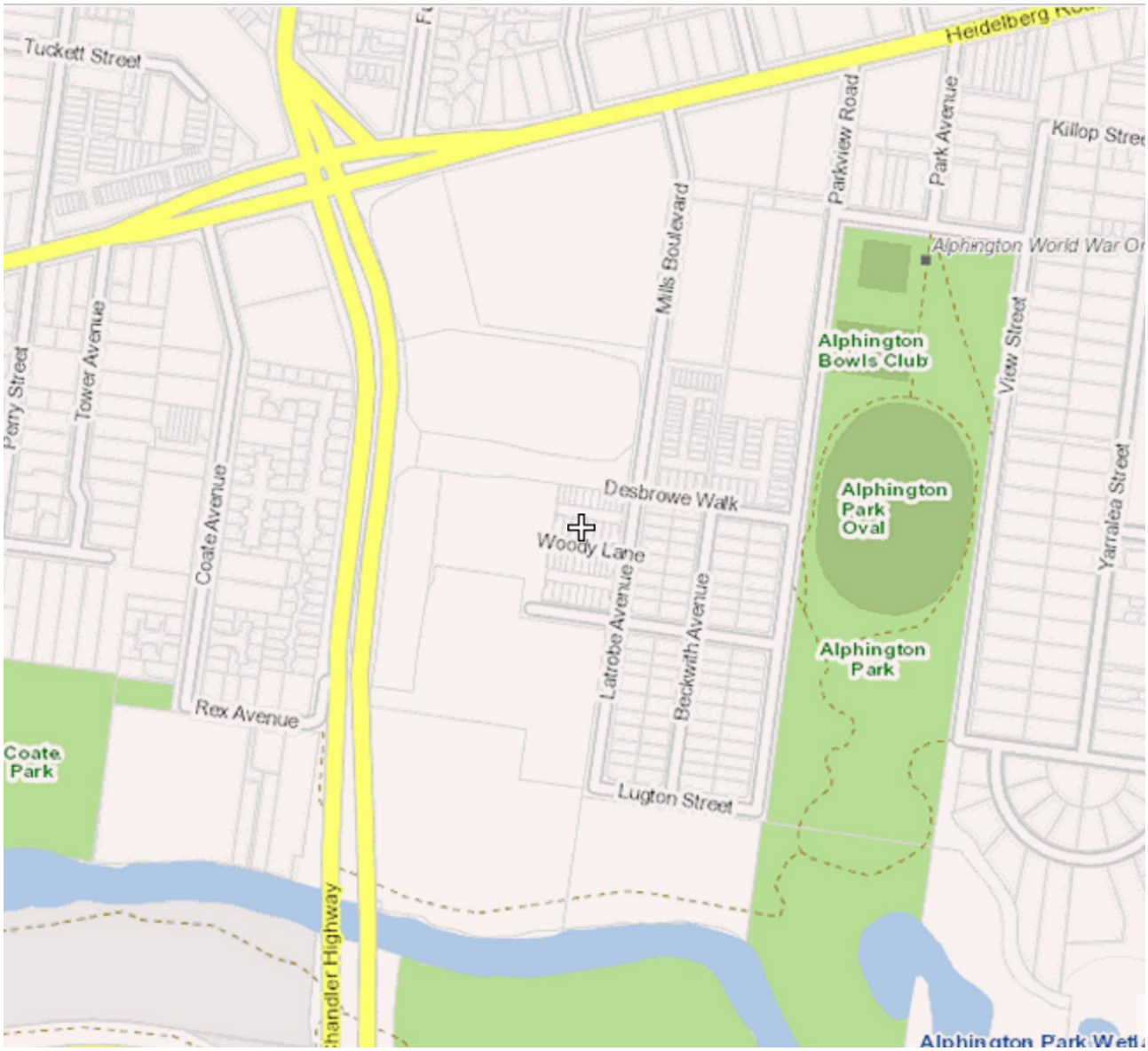
Key Recommendations

Based on the following report, the proposal is considered to generally comply with the relevant planning policy and should therefore be supported subject to the following key conditions:

(a) reduction in the height of Building A and B by one storey each; and

(b) provision for a communal roof top terrace.

CONTACT OFFICER: **Mary Osman**
TITLE: **Manager Statutory Planning**
TEL: **9205 5334**



12.2 PLN19/0606 - 60 Chandler Highway, Alphington

Reference: D20/147611
Authoriser: Manager Statutory Planning

Ward:	Langridge
Proposal:	Construction of a multi-storey apartment building and reduction in the statutory car parking requirements generally in accordance with the development plan
Existing use:	Vacant Land (Former Amcor Paper Mill)
Applicant:	Alphington Developments Pty Ltd
Zoning / Overlays:	Mixed Use Zone Development Plan Overlay – Schedule 11 Environmental Audit Overlay Heritage Overlay (HO70) Development Contributions Plan Overlay – Schedule 1
Date of Application:	10 September 2020
Application Number:	PLN19/0606

Planning History

1. The subject site is located within the Alphington Paper Mill (**APM**) site. The APM site has an extensive history relevant to the consideration of this application as detailed below.

2. On 18 July 2013, Schedule 11 to the Development Plan Overlay Schedule was applied to the site via Amendment C200 to the Yarra Planning Scheme. This was approved by the Minister of Planning (**the Minister**) at that time.

3. In considering Amendment C200, Council at its meeting on 11 June 2013, had resolved to seek *mandatory maximum heights* for all Precincts within the Development Plan Overlay. However, the Minister did not support mandatory maximum building heights along the northern or western edge of the site and modified these to be *preferred* or discretionary provisions. These are reflected in the *Building Heights Plan* as appear at Figure 2 of Schedule 11 to the Development Plan Overlay (see below).

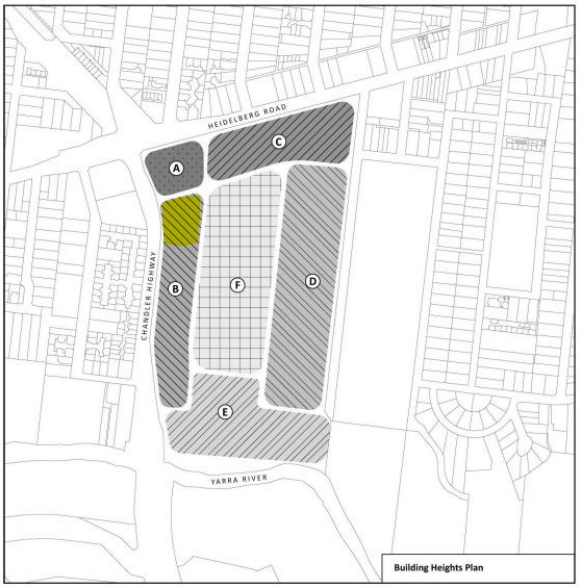


Table 1 AMCOR Building Heights

Precinct	Maximum building height	Preferred building heights	Street wall
A		14 storeys	3 storeys
B		5 storeys	3 storeys
C		6 -8 storeys	6 storeys
D	4 storeys		3 storeys, setback from Parkview Road
E	3 storeys		2 storey river interface, setback from crest line of the Yarra River
F	4 storeys		2-3 storeys

Figure 1 - Building Heights Plan & Table from DPO11

4. The Alphington Paper Mill Development Plan (Parts 1 & 2) was endorsed on 27 May 2016 in accordance with 3.0 of Schedule 11 to the Development Plan Overlay.

5. This is the first Development Plan that has been prepared and endorsed for the site since the Development Plan Overlay Schedule 11 was introduced into the Yarra Planning Scheme on 18 July 2013.

6. Since the *Alphington Paper Mill Development Plan 2016* was endorsed, the following planning permits have been issued in accordance with the Development Plan (Refer to Figure 6 for map of precincts):

   (a) **Precinct 4A** - Planning Permit PLN16/0524 issued 2 December 2016 for construction of 109, four-storey townhouses and reduction in the car parking requirements. This precinct is to the east of the Amcor site between Latrobe Avenue and Parkview Road. Plans have been endorsed, however works are yet to commence. The permit has been extended and remains valid;

   (b) **Precinct 4B(south) and 4C** - Planning Permit PLN16/0628 issued 28 May 2017 for construction of 70 double storey dwellings and reduction in the car parking requirements. This precinct has been completed and occupied;

   (c) **Precinct 4B(north)** - Planning Permit PLN17/0041 issued 23 August 2017 for demolition of an existing dwelling and construction of 74 two and three storey townhouses, plus terraces and a reduction in the car parking requirements. This precinct has been completed and occupied;

   (d) **Precinct 1B** - Planning Permit PLN17/0272 issued 18 February 2019 for construction of an eight storey apartment building plus roof deck comprising 118 dwellings, on the corner of Heidelberg Road and Parkview Avenue. This precinct has been completed and occupied;

(e) **Precinct 2A(east) and 2B** - Planning Permit PLN17/0703 issued on 5 June 2018 and further amended on 6 May 2019 for construction of a multi-storey building comprising dwellings, a supermarket, shops, food and drink premises, office, gym, childcare centre, education facility (primary school) and community centre. A further amendment was lodged on 28 July 2020 to delete the education centre and other various changes. This is currently being assessed by Council;

(f) **Precinct 1A** - Planning Permit PLN17/0743 issued 30 July 2018 for construction of a six-storey aged care facility for 144 lodging rooms. This is located on the south-east corner of Latrobe Avenue (Mills Boulevard) and Heidelberg Road. Plans have not been submitted for endorsement and the permit has been extended so it remains valid;

(g) **Precinct 5 (North)** - Planning Permit PLN17/0908 issued 20 February 2019 for construction of a five storey apartment building and 3 to 4 storey townhouses with a total of 104 dwellings. Construction has commenced and is nearing completion;

(h) **Precinct 2A** - Planning Permit PLN17/0978 issued 8 November 2018 at the direction of the Victorian Civil and Administrative Tribunal (VCAT) for a 17 storey apartment building. This site is immediately to the north of the subject site. Plans were endorsed on 5 June 2020 and at the time of writing this report, works had not yet commenced on site. Further discussion provided on this approval within the surrounds description;

(i) **Precinct 3B (Artisan East)** - Planning Permit PLN18/0173 issued on 11 October 2019 for construction of a four storey mixed use development containing 9 food and drink premises and 96 apartments. This site is immediately to the east of the subject site. Plans have been endorsed and construction has commenced;

(j) **Precinct 5 (South) and 7B (North)** – Planning Permit issued 11 October 2019 for construction of 46 townhouses and a reduction in the car parking requirements. The permit has been issued and plans have been endorsed. Construction has commenced; and

(k) **Precinct 7A (Boiler House) –** Planning Permit PLN20/0342 issued on 30 October 2020 for demolition of the 1954 Boiler House. Plans have been endorsed, however works have not yet commenced.

7. Council also has before it several other applications yet to be determined within the broader site these are:

(a) Precinct 3A (Artisan West) – Planning Application PLN19/0841 seeks approval for construction of a residential apartment development with four buildings ranging in height from 6 to 12 storeys comprising 273 apartments and a reduction in the statutory car parking requirements. This application has been assessed concurrently with the current application and is also subject to a S79 appeal;

(b) Precinct 5 (Wetlap) – Planning Application PLN19/0931 seeks approval for part demolition of the Wetlap building and construction of townhouses and apartments ranging in height from 4 to 6 storeys, with a total of 79 dwellings and a reduction in the car parking requirements. This application has been assessed concurrently with the current application and is also subject to a S79 appeal; and

(c) Precinct 7A (Boiler House) – Planning Application PLN20/0286 seeks approval for an apartment development comprising 104 dwellings and communal facilities. The proposal is to be 3 to 7 storeys in height. This includes part demolition to 1920s boiler house. This application is currently being assessed by Council officers.

Background

Section 50 Amendment

8. The application was amended on 16 July 2020 pursuant to Section 50 of the *Planning and Environment Act* 1987 (the Act). This sought to make the following key changes to the proposal in response to a review of the initial application drawings by Rob McGauran of

MGS, who has provided an urban design peer review for the applicant (not Council). The key changes included:

(a) A reduction in the number of apartments from 214 to 206;

(b) A total of 238 car parking spaces comprising 217 resident parking spaces and 21 visitor parking spaces, noting that an additional 4 visitor car parking spaces will be allocated as on-street parking spaces;

(c) A change to the apartment quantity and mix resulting in a total of 67 one-bedroom, 128 two-bedroom and 11 three-bedroom apartments;

(d) A total of 206 resident bicycle parking spaces within Basement 1 and 2 in modified locations;

(e) A total of 52 visitor bicycle parking spaces provided as 26 hoops located in the public realm;

(f) Site levels confirmed relative to the final Chandler Highway road levels;

(g) Redesign of the northern entrance to the Paper Trail to improve the entrance including identification signage, reconfigured pathways and landscaping;

(h) Redesign of the northern elevation (Building A) including increased transparency, treatment of planter edge, location of services, provision of a 5 level podium, provision of pergolas and projecting frames;

(i) Redesign of the southern elevation (Building D) to incorporate projecting frames;

(j) Redesign of the building facades including changes to design, materials and finishes; direct access to ground level apartments from Chandler Highway frontage; consequential changes to planters/terraces; and redesign of the joins between Buildings A/B, B/C & C/D;

(k) Amended floor plans for some apartments in Building A (Levels 04 -07) and Building B (Level 06); and

(l) Modification to the basement vehicle entry and relocation of the pedestrian access stairs between Warson Place and the Paper Trail within the site boundary.

9. In addition to the Amended Plans, the applicant has also provided the following:

(a) Wind Tunnel Test Report prepared by MEL Consulting dated July 2020;

(b) Amended Landscape Concept plans prepared by Aspect Studios and dated 16 July 2020; and

(c) Amended Sustainable Management Plan prepared by Cundall and dated 17 August 2020 (Received 18 August 2020).

The Proposal

10. The proposal is for the development of the land for the construction of a multi-storey apartment building and a reduction in the statutory car parking requirements. The decision plans for this application are those dated 10 July 2020 (Rev F) prepared by Elenberg Fraser. A summary of the application plans is provided below:

General

11. The proposed development comprises four attached buildings in a linear arrangement:

(a) Building A – 8 storeys (25.01m);

(b) Building B – 7 storeys (21.89m);

(c) Building C – 6 storeys (18.77m); and

(d) Building D - 5 storeys (15.65m).



Figure 2 – Chandler Highway (West) elevation

12. A total of 206 apartments are proposed, which includes:

    (a) 67 one-bedroom (33%);

    (b) 128 two-bedroom (62%); and

    (c) 11 three-bedroom (5%).

13. A total of 238 car spaces are proposed (217 for residents and 21 for visitors) and 238 bicycle spaces (206 for residents and 32 for visitors). 20 additional visitor bicycle spaces are also shown outside the subject site. These have been excluded from the calculation as will be discussed within the report.

Basement

14. Two levels of basement are proposed comprising car parking, residential storage cages and various site services including 2 x 30kL rainwater tanks.

15. The lower level basement extends to the east and west boundaries, including beneath the paper trail and projecting marginally outside the eastern boundary. The lower basement is set back a minimum of 6.36m from the northern boundary and approximately 48m from the southern boundary. This level also contains the pool plant room in the south-west corner and 99 bicycle spaces within the north-west corner.

16. The upper level of basement is built to the western boundary and partly built to the eastern boundary (including land within the Paper Trail). The setback from the northern boundary matches the level below at 6.36m. The majority of the basement is occupied by car parking, building services, including a bin room and 55 bicycle spaces. The southern portion of this level comprises the Health and Wellness centre and includes both indoor and outdoor pools. This is set back from the southern boundary between 4.6m and 9.5m. The “health and Wellness Centre is to be available to residents of a number of precincts within the wider APM site as a communal facility.

17. Access to the basement car parking is provided from the eastern side via the future road to the east.

Ground level

18. The ground floor contains a mix of one and two bedrooms apartments. With the exception of Apartment AG.06 and BG.06, each apartment has an individual entry from either Chandler Highway or the Paper Trail. This is in addition to the main lobby entries, which are provided to each building along the Paper Trail.

19. The building line is set back from the north, west and south boundaries, with individual terraces extending to the title boundaries. Along the Chandler Highway interface, angled planter beds result in a saw-tooth edge along this boundary.

20. The Paper Trail runs along the eastern side of the site, with a width measuring at 10.7m (not dimensioned).

21. Within the southern setback, there is a circular ramp that provides pedestrian access from the southern end of the paper trail up to Chandler Highway and down to the east-west private road to the south-east of the precinct.

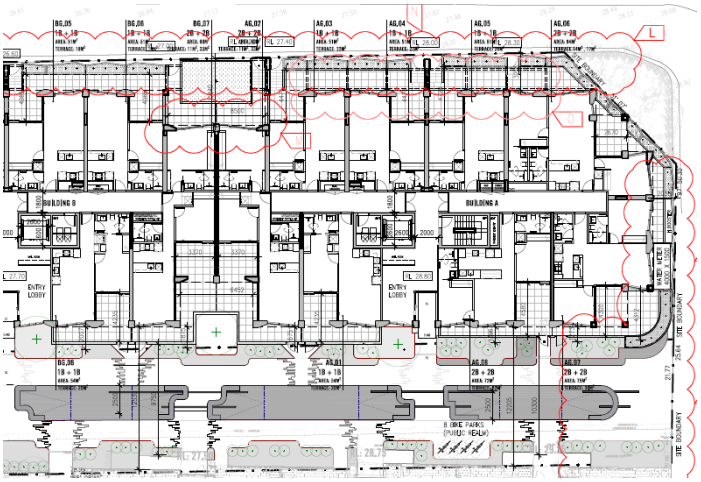


Figure 3 – Front portion of the ground floor (comprising Building A and part Building B)

Levels 1-3

22. Levels 1 to 3 have similar floor plates. These levels contain a mix of one and two bedroom apartments. The four buildings are built up against one another, with the adjoining apartments comprising recessed built form to create a visual break between the four buildings.

Level 4

23. Level 4 floor plate is similar to Levels 1-3, however at this level Buildings A and B have a physical break in the built form between them and Buildings C and D. With these buildings separated a minimum of 7.89m from one another. Private terraces associated with the abutting apartments occupy this space.

24. The façade line of this level of Buildings B, C and D is set back a minimum of 2.2m from the western and southern (for Building D) boundaries, with the setback occupied by individual balconies.

Level 5

25. Only Buildings A, B and C have a Level 5 occupied by apartments. Building D is only roof space, with a centrally located plant services area. The break between Buildings B and C is maintained

Level 6

26. Only Buildings A and B have a level 6, with Building C only roof space with a centrally located plant services area. This level includes three 3 bedroom apartments level, the remaining apartments comprise two bedrooms.

Level 7

27. Only Building A has a Level 7, with this level comprising two 3 bedroom apartments and three 2 bedroom apartments.

Landscaping

28. The landscape plans prepared by aspect show generous planting within garden beds along the Paper Trail at ground level and the southern set back below the access ramps.

29. The garden beds accommodate medium and large trees both along Chandler Highway and the Paper trail.

30. Small strips of lawn are also proposed at the northern end of the paper trail.

31. Excluding the Paper Trail and landscaped southern setback, no communal open space areas are proposed.

32. Raised planters are also provided to Level 4 balconies

Design and Materials

33. The presentation and design of all four buildings is relatively similar proposing a contemporary rectilinear design, with subtle variations in the architectural detailing provided within the podiums of each building.



Figure 4 – Building B materials detail Chandler Highway elevation

34. The material palette is simple, comprising a mixture of smooth and textured concrete and glazing. Corton steel and stone walls are introduced at ground level.

ESD Features

35. The following Environmental Sustainable Design features are to be included within the proposed development:

    (a) 56.35kWp solar PV array to contribute to onsite electricity consumption;

    (b) 60kL rainwater storage tank for toilet flushing (for up to 50% of all bedrooms);

    (c) Energy efficient heating/cooling, hot water and lighting;

    (d) Water efficient fixtures and taps;

    (e) A secure bicycle parking space for every dwelling; and

    (f) 6 electric vehicle (EV) charging points within the car parking area (only 1 nominated in the SMP report)

Existing Conditions

Subject Site

36. The subject site is largely contained within the linear rectangular shape with a frontage to Chandler Highway of approximately 113m and an overall site area of 5,131sqm. The proposed works are predominately within Lot S5 in Plan of Subdivision 804767E as illustrated in the image below. However, the proposed ramp and landscaped section to the south of the site is contained within a portion of S4 that connects to Chandler Highway.

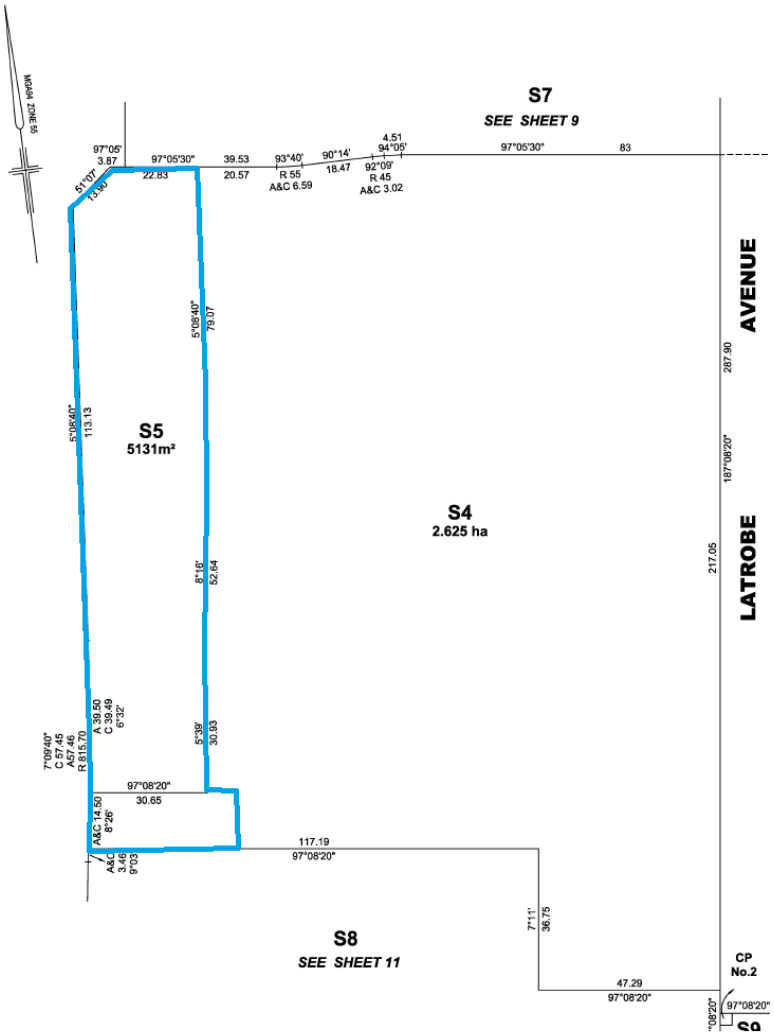


Figure 5: Subject site (S5) on Title Plan PS804767E

37. The subject site is vacant and void of all buildings and vegetation.

38. A Section 173 Agreement (Instrument no. AN278889H) is registered on Title. This agreement contains Owner obligations that it will provide the first 30m of land from the Yarra River to maintain public access, protect riparian vegetation and maintain landscape values along the Yarra River. The proposal will not contravene this agreement.

Surrounding Land

39. The overall APM site is a large former industrial site of approximately 16.5ha in area. It is bounded by Heidelberg Road to the north, Parkview Road to the east, Chandler Highway to the west and the Yarra River to the south. The current application relates specifically to Precinct 6 as highlighted on the map below:

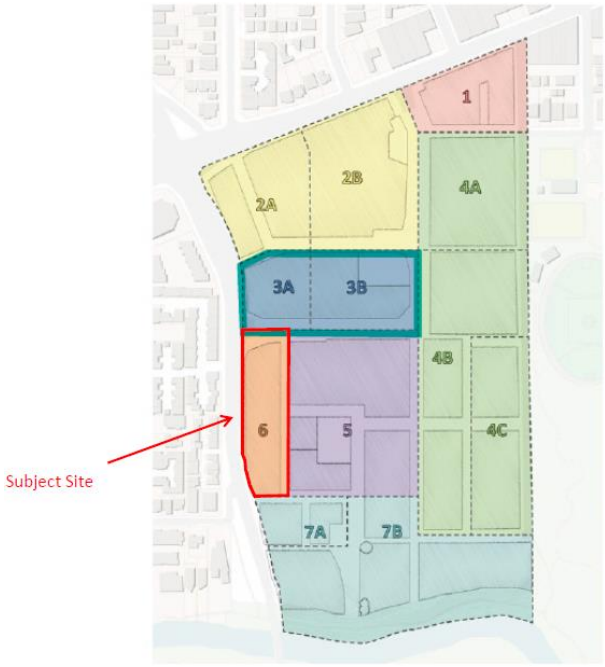


Figure 6: Site Context Plan (Extract from Contour Planning Report)



Figure 7 – Aerial of the APM site – subject sit highlighted yellow (source: Nearmap 22 Jan 2021)

40. Land immediately surrounding the subject site is described as follows:

North

41. Immediately to the north is Mills Boulevard and its intersection with Chandler Highway. Mills Boulevard is a new public road currently under construction. This is to be the main road running through the APM site in an inverse 'L-shape' formation, connecting Chandler Highway to Heidelberg Road, with the north-eastern span encompassing the existing Latrobe Avenue, situated to the east of Artisan East and the Village Precinct.

42. To the north of Mills Boulevard is Precinct 3A – Artisan West. As outlined in Paragraph 4, a Planning Application PLN19/0841 has been lodged seeking approval for an apartment development of 6 to 12 storeys in height, comprising 273 apartments. This application has been assessed concurrently with the current application and is also subject to a S79 appeal.

43. The buildings facing the subject site along Mills Boulevard are 10 storey reducing to 6 storey as they present to Chandler Highway.



Figure 8: Precinct 3A (Artisan Precinct) as viewed from the south-east along Mills Boulevard

44. Further to the north is Precinct 2A, which has been granted approval for an apartment development ranging from 14 to 17 storeys, with the tallest element closest to the corner of Chandler Highway and Heidelberg Road intersection. The planning permit PLN17/0978 for this development was issued at the direction of VCAT.



Figure 9 – Western elevation (Chandler Hwy) of PLN17/0978 at No. 626 Heidelberg Road

East

45. Immediately to the east is the Workshop North Precinct (north) and the Wetlap precinct (south). Both these sites are within Precinct 5 of the AMP DP.

46. Workshop north is current under construction as approved under Planning Permit PLN17/0908. As outlined in the background section above, it contains a mix of townhouses

and apartments from 3 to 5 storeys, with the 5 storey component located within the north-western section of the site, opposite the subject site.



Figure 10 – Render of the Northern elevation of Workshop North (PLN17/0908) facing the subject site

47. As outlined in paragraph 4, a planning application (PLN19/0931) has been received for the Wetlap Precinct, which seeks approval for part demolition of the existing Wetlap building and construction of townhouses and apartments ranging from 4 to 6 storeys, with a total of 70 dwellings. An appeal under S79 of the Act has also been lodged for this application, with the hearing dates concurrent with those for the Outer Circle and Artisan West precincts.



Figure 11: View of Wetlap building from north-west (PLN19/0931)

South

48. To the south of the subject site is the Boiler House Precinct. Currently this portion of the site contains the former 1954 and 1920's Boiler Houses. A Planning Permit has been granted for demolition of the 1954 Boiler House with its demolition expected to commence shortly. A Planning Application (PLN20/0286) has also been lodged for the redevelopment of this site, including a building replacing the to-be demolished 1954 Boiler House and part demolition and redevelopment of the 1920's Boiler House. This application is currently being assessed by Council officers.



Figure 12 – Boiler House development northern elevation (PLN20/0286) facing the subject site

West

49. Chandler Highway forms the site's western boundary, a 6-lane road that has been recently upgraded. This carries a high volume of traffic between the northern suburbs and the Eastern Freeway entrance in Kew.

50. Further to the west on the opposite side of Chandler Highway is a residential hinterland of Alphington West and Fairfield, comprising largely one and two storey dwellings.

51. Other notable sites immediately surrounding the APM site include No. 700-718 Heidelberg Road and 582 Heidelberg Road, both sites are adjacent to the APM and have been subject to recent VCAT decisions.

700-718 Heidelberg Road

52. This site is located on the south-east corner of Heidelberg Road and Parkview Road, directly opposite the APM site. This site is within a Commercial 1 Zone and part Neighbourhood Residential zone. It is currently developed with single level commercial building containing retail tenancies.

53. In 2017, an application (PLN17/0040) was lodged for an 8 storey residential development with ground floor retail. Council resolved to grant a planning permit subject to the deletion of 3 storeys. The condition to reduce the height of the building to 5 storeys was appealed to VCAT (Aleks Nominees Pty Ltd v Yarra CC [2018] VCAT 1315). The Tribunal determined to affirm the condition to delete 3 storeys, reducing it to 5 storey, however noted the following at Paragraph 120 of their decision:

    (a) *We have indicated in our reasons that certain aspects of the design influence our decision, including the limited architectural articulation of the southern façade and the restricted nature of the landscape planting to the southern interface. A design that is more responsive to these issues could quite likely support an overall height of six or possibly seven levels in our view. We would regard this as appropriate for an activity centre that is well served by public transport and is richly endowed with community facilities and public open space.*



Figure 13 – Application PLN17/0040 for 700-718 Heidelberg Road, viewed from the corner of Parkview and Heidelberg Roads

54. In 2020, the applicant applied for a new application (PLN19/0911), which also sought to construct an 8 storey mixed use building, but also with two and three storey townhouses along Park Avenue to the east. On 29 January 2021, VCAT ordered that a permit be issued subject to the deletion of the north-eastern apartments from Levels 6 and 7. In making its decision, the Tribunal made the following salient points with respect to the built form:

    (a) *In my view, the existing physical context is not reflective of the opportunities the site and activity centre more broadly present when assessed against the strategic and physical attributes of the site and activity centre. It is a relatively large site, situated on a main road and proximate to public transport and emerging services and facilities. Public open space is close and abundant (para 63);*

    (b) *The applicant submitted that the casual observer within the activity centre and surrounds will not discern any difference in planning controls between the subject site (and activity centre more broadly) and the APM site. Therefore, there is little utility in creating a discernible difference in the built form between them. (para 67);*

    (c) *But the APM site has its own physical and strategic context and sits in a far more robust location than the subject site, being on the corner of a very busy intersection in the inner northern suburbs of Melbourne. The intersection includes a road that forms one of the few crossings of the Yarra River in this locality. It therefore has a greater impact from traffic, has a busy intersection, with wide road pavements, traffic signals and the like.(para 68);*

    (d) *I am not satisfied that the building provides an acceptable level of transition in scale to the east. I find that the location of the site directly opposite the APM site can support a greater scale on the western side of the site. However, the remainder of the activity centre has a different context and does not benefit from the same proximity to the APM site and I am not satisfied that the proposal has responded in an acceptable manner to these circumstances. (para 90); and*

    (e) *Overall, I find that the proposal represents an acceptable built form outcome and one which has significant setbacks at the upper level, has a high quality architectural design outcome and makes a high quality urban design contribution within a streetscape and existing activity centre that is largely lacking in this regard presently, in my view. The PPF also seeks that activity centres be utilised for accommodating increased housing densities, where sites are close to services and facilities and I find the subject site is well located with respect to these aspirations (para 124).*



Figure 14 – Application PLN19/0911 for 700-718 Heidelberg Road, viewed from the corner of Parkview and Heidelberg Roads

582 Heidelberg Road, Alphington

55. This site is located on the south-west corner of Heidelberg Road and Chandler Highway, directly opposite the APM site. This site is within a Commercial 1 Zone. It is currently developed with a two storey office building with undercroft parking.

56. In 2017, an application (PLN17/0585) was lodged for a 13 storey mixed use development. Council resolved to refuse the application. The application sought a review at VCAT (*The Churches of Christ Vic Tas v Yarra CC [2019] VCAT 842*), with VCAT resolving to affirm Council's refusal of the application. In doing so, they noted the following:

    (a) *Land to the immediate east of the review site at the former Amcor Paper Mill site is a significantly sized parcel of land that presents an unusual and exceptional urban renewal opportunity. That opportunity is identified by the suite of planning controls that apply to that site, including the application of a Development Plan Overlay, and a very comprehensive Development Plan ('Alphington Paper Mill Development Plan'). Its redevelopment with a mix of uses, though with a significant component of residential development, will make a significant change to the character and urban fabric of this part of Alphington* (para 17);

    (b) *In some ways, this evidence is persuasive, in that we consider that the approval of a 17 storey landmark building on the former Amcor Paper Mill site provides a relevant built form context for the review site. We consider that it does in effect 'lift the bar' for what may be considered an appropriate height for the review site, over the 5 to 6 storeys that is generally encouraged on sites such as this under local policy. In making this finding, we are not seeking to borrow the planning controls that apply to the former Amcor Paper Mill site and apply them to the review site. We acknowledge that this is a specific fear of the residents in this neighbourhood, which was regularly repeated by various respondents during this proceeding. We therefore want to make it clear that we are assessing the proposed built form on the review site, having regard only to the planning controls that apply to that site, and the guidance provided by policy at both a State and local level. However, at the same time we cannot ignore the built form context provided by the cluster of buildings that have been approved at the south-eastern corner of the former Amcor Paper Mill site, immediately across Chandler Highway* (para 21); and

    (c) *So while we are persuaded by the expert evidence that the review site provides an opportunity for the construction of a building that forms part of a cluster of taller buildings to present to Chandler Highway and Heidelberg Roads, we are not persuaded that it is paramount that a building of the scale proposed is necessary to*

provide a companion scale to the approved landmark building. Further, while we are persuaded from the various montages provided that a 13 storey building can sit comfortably within the context provided by the main roads environment, adjacent to the approved 17 storey form, we are not persuaded that this particular height achieves a suitable built form response to another important element of the surrounding context, the residential interface, which we come to next (para 26).



Figure 15 – Application PLN17/0585 for 582 Heidelberg Road, viewed from the corner of Chandler Highway and Heidelberg Roads

Planning Scheme Provisions

Zoning

57. The subject site is included within the Mixed Use Zone.

58. Pursuant to clause 32.04-2 (Table of uses), the following applies:

    (a) A 'dwelling' is a Section 1 – no permit required use.

59. Pursuant to clause 32.04-6, a permit is required to construct two or more dwellings on a lot. An apartment development of five or more storeys, excluding a basement, must meet the requirements of clause 58.

Overlays

Development Plan Overlay, Schedule 11 – Amcor Site, Heidelberg Road, Alphington

60. Pursuant to Clause 43.04-2, a planning permit must be generally in accordance with the development plan and include any conditions or requirements specified in the Schedule 11.

61. As outlined in the history section earlier, the Alphington Paper Mill Development Plan (APM DP) was endorsed on 27 May 2016. Further discussion regarding 'generally in accordance' will be provided within the report.

62. Pursuant to 1.0 of Schedule 11, before granting a permit, the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner and will contribute to the vision of the Amcor Site.

Heritage Overlay

63. Heritage Overlay HO70 is site specific to 626 Heidelberg Road - Australian Paper Mill. The Overlay covers all land west of Latrobe Avenue within the former Paper Mill Site.

64. Pursuant to clause 43.01-1, a permit is required to demolish a building, to construct a building and to construct or carry out works. The Schedule to the Heritage Overlay indicates external paint controls apply to HO70.

65. As identified earlier, the subject site is devoid of all buildings and structures. The heritage implications for the proposed development are considered within the assessment against the APM DP.

Environmental Audit Overlay

66. Pursuant to 45.03-1, before a sensitive use (residential use, child care, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works associated with a sensitive use commences, either:

(a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970; or*

(b) An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of hat Act that the environmental conditions of the land are suitable for the sensitive use.

67. As the proposed development includes sensitive uses, the requirements of this overlay apply. A note will be added to any permit that issues requiring the permit applicant of their obligations under this overlay.

Development Contributions Plan Overlay

68. Pursuant to Clause 45.06-1 a permit granted must;

(a) Be consistent with the provisions of the relevant development contributions plan; and

(b) Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

69. As the proposed development is not exempt from a development contribution, a condition and a note have been included in the recommendation to require the development contributions to be met prior to commencement of the development.

70. A planning permit is not required for works under the overlay.

Particular Provisions

Clause 52.06 – Car Parking

71. Pursuant to Clause 52.06-2, before a new use commences, the required car parking spaces must be provided on the land. The following table identifies the car parking requirement under Clause 52.06-5 for the various proposed uses:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
1 & 2 bedroom apartments	195	1 space per dwelling	217	217
3 bedroom apartments	11	2 space per dwelling		
Residential visitors	206 dwellings	1 space per 5 dwellings	41	21
		Total:	258	238

72. Pursuant to Clause 52.06-3, a permit is required to reduce the number of visitor car spaces required under Clause 52.06-5 by 20 spaces.

Clause 52.34 – Bicycle Facilities

73. Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage are provided on the land. The following table identifies the car parking requirement under Clause 52.34-3, the provision on site, and the subsequent reduction below the statutory requirement:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	206 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	41 resident spaces	206
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	21 visitor spaces	32

74. The proposal exceeds clause 52.34 by 165 resident bicycle spaces and 11 visitor bicycle spaces. N.B. visitor bicycle spaces outside the subject site have not been included in the above calculation.

Clause 53.18 – Stormwater Management in Urban Development

75. This clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:

(a) Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and

(b) Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Clause 58 – Apartment Developments

76. This clause applies to an apartment development of five or more storeys, excluding a basement. A development should meet all the standards and must meet all the objectives.

77. The purpose of this clause is:

(a) To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;

(b) To encourage apartment development that provides reasonable standards of amenity for existing and new residents; and

(c) To encourage apartment development that is responsive to the site and the surrounding area.

<u>General Provisions</u>

78. 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.

Planning Policy Framework (PPF)

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

Clause 11.01-1R – Settlement – Metropolitan Melbourne

80. The relevant strategy of this clause is to:

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

Clause 11.03-2S – Growth Areas

81. The objective of this clause is:

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

Clause 13.04-1S – Contaminated and potentially contaminated land

82. The objective of this clause is:

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

Clause 13.05-1S – Noise abatement

83. The objective of this clause is:

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

84. The relevant strategy:

(a) *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 15.01 – Built Environment and Heritage
Clause 15.01-1S – Urban design

85. The objective is:

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

Clause 15.01-1R – Urban design - Metropolitan Melbourne

86. The objective is:

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

Clause 15.01-2S – Building design

87. The objective is:

(a) To *achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

88. Relevant strategies include:

    (a) *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development;*

    (b) *Ensure development responds and contributes to the strategic and cultural context of its location;*

    (c) *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment;*

    (d) *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm;*

    (e) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security;*

    (f) *Ensure development is designed to protect and enhance valued landmarks, views and vistas; and*

    (g) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*

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

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

    (b) Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).

Clause 15.01-4S – Healthy neighbourhoods

90. The objective is:

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

Clause 15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne

91. The strategy is:

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

Clause 15.01-5S – Neighbourhood character

92. The objective is;

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

Clause 15.02 – Sustainable Development
Clause 15.02-1S – Energy Efficiency

93. The objective is:

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

94. Relevant strategies include;

(a) *Improve the energy, water and waste performance of buildings and subdivisions 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; and*

(d) *Support low energy forms of transport such as walking and cycling.*

Clause 15.03 – Heritage
Clause 15.03-1S – Heritage conservation

95. The objective is:

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

96. Relevant strategies include:

(a) *Provide for the protection of natural heritage sites and man-made resources;*

(b) *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance;*

(c) *Encourage appropriate development that respects places with identified heritage values;*

(d) *Retain those elements that contribute to the importance of the heritage place;*

(e) *Encourage the conservation and restoration of contributory elements of a heritage place;*

(f) *Ensure an appropriate setting and context for heritage places is maintained or enhanced; and*

(g) *Support adaptive reuse of heritage buildings where their use has become redundant.*

Clause 16 – Housing
Clause 16.01 – Residential Development
Clause 16.01-1S – Integrated housing

97. The objective is:

(a) *To promote a housing market that meets community needs.*

98. A relevant strategy is:

(a) *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*

Clause 16.01-1R – Integrated housing-Metropolitan Melbourne

99. Strategies include;

(a) *Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas; and*

(b) *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.*

Clause 16.01-2S – Location of residential development

100. The objective is:

(a) *To locate new housing in designated locations that offer good access to jobs, services and transport.*

101. Strategies include;

(a) *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.*

(b) *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*

(c) *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*

(d) *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-2R – Housing opportunity areas-Metropolitan Melbourne

102. Strategies include;

(a) *Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

(b) *Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.*

(c) *Direct new housing to areas with appropriate infrastructure.*

Clause 16.01-3S – Housing Diversity

103. The objective is;

(a) *To provide for a range of housing types to meet diverse needs.*

Clause 16.01-3R – Housing diversity-Metropolitan Melbourne

104. The strategy is*;*

(a) *Create mixed-use neighbourhoods at varying densities that offer more choice in housing.*

Clause 17.01 – Employment
Clause 17.02-1S – Business

105. The relevant objective of this clause is:

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

Clause 18.01 Integrated Transport
Clause 18.02 – Movement Networks
Clause 18.02-1S – Sustainable personal transport

106. The objectives is:

(a) *To promote the use of sustainable personal transport.*

Clause 18.02-1R – Sustainable personal transport- Metropolitan Melbourne

107. Strategies of this policy are:

    (a) *Improve local travel options for walking and cycling to support 20 minute neighbourhoods.*

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

Clause 18.02-2S – Public Transport

108. The objective is:

    (a) *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

109. A relevant strategy is to:

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

Clause 18.02-4S – Car Parking

110. The objective is:

    (a) *To ensure an adequate supply of car parking that is appropriately designed and located.*

Local Planning Policy Framework (LPPF)

Clause 21 – Municipal Strategic Statement (MSS)
Clause 21.04 – Land Use

111. The relevant objectives of this clause are:

    (a) *Objective 1 To accommodate forecast increases in population.*

        (i) Strategy 1.1 Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08;

        (ii) Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks.

    (b) *Objective 2 To retain a diverse population and household structure;*

        (i) Support the provision of affordable housing for people of all abilities particularly in larger residential developments and on Strategic Redevelopment Sites; and

    (c) *Objective 3 To reduce potential amenity conflicts between residential and other uses.*

Clause 21.05-1 Heritage

112. The relevant objective:

    (a) Objective 14 To protect and enhance Yarra's heritage places..

Clause 21.05-2 – Urban design

113. The relevant objectives and strategies of this clause is:

(a) *Objective 16 To reinforce the existing urban framework of Yarra.*

(b) *Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development.*

(i) *Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*

- *Significant upper level setbacks*
- *Architectural design excellence*
- *Best practice environmental sustainability objectives in design and construction*
- *High quality restoration and adaptive re-use of heritage buildings*
- *Positive contribution to the enhancement of the public domain*
- *Provision* of affordable housing.

(c) *Objective 18 To retain, enhance and extend Yarra's fine grain street pattern.*

(d) *Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.*

(e) *Objective 21 To enhance the built form character of Yarra's activity centres.*

(f) *Objective 22 To encourage the provision of universal access in new development.*

Clause 21.05-4 Public environment

114. The relevant objectives and strategies of this clause is:

(a) Objective 28: To a provide a public environment that encourages community interaction and activity:

(ii) *Strategy 28.1 Encourage universal access to all new public spaces and buildings.*

(iii) *Strategy 28.2 Ensure that buildings have a human scale at street level.*

(iv) *Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment.*

(v) *Strategy 28.5 Require new development to make a clear distinction between public and private spaces.*

(vi) *Strategy 28.8 Encourage public art in new development.*

(vii) *Strategy 28.9 Apply the Public Open Space Contribution policy at clause 22.12.*

Clause 21.06 - Transport

115. The relevant objectives of this clause is:

(a) *To provide safe and convenient pedestrian and bicycle environments.*
(b) *To facilitate public transport usage.*
(c) *To reduce the reliance on the private motor car.*
(d) *To reduce the impact of traffic.*

Clause 21.07 – Environmental Sustainability

116. The relevant objectives of this Clause are:

    (a) *To promote environmentally sustainable development*
    (b) *To improve the water quality and flow characteristics of storm water run-off.*

Clause 21.08 – Neighbourhoods
Clause 21.08-6 – Fairfield and Alphington

117. Clause 21.08-6 identifies that '*the Heidelberg Road neighbourhood activity centre is on the boundary between the Cities of Yarra and Darebin. It is a small convenience centre, with limited furniture and home wares outlets and a small amount of office space.'*

118. *Implementation of the built form strategies at cause 21.05 includes:*

    (a) *Encouraging the redevelopment of the following strategic re-development sites in a way that contributes positively to the urban fabric and public domain of Yarra, and where subject to the Heritage Overlay, protects the heritage of the site and of the are:*

        (i) Site 1 626 Heidelberg Road (AMCOR).

        (ii) Site 2 224 – 252 Heidelberg Road.

119. Figure 16; the built form character type identifies the subject site within a Main Road precinct, which seeks to:

    (a) *Maintain the hard urban edge of development*

    (b) *Reflect the fine grain of the subdivision pattern in building design where this exists along main roads.*

    Relevant Local Policies

    Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

120. This policy applies to all new development included in a heritage overlay. The relevant objectives of this clause are:
    (a) *To conserve Yarra's natural and cultural heritage.*
    (b) *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.*
    (c) *To retain significant view lines to, and vistas of, heritage places.*
    (d) *To preserve the scale and pattern of streetscapes in heritage places.*
    (e) *To ensure that additions and new works to a heritage place respect the significance of the place.*

121. The design guidelines contained within the Development Plan addresses matters on heritage, therefore this policy will not be specifically referenced within the report.

    Clause 22.05 – Interface Uses Policy.

122. The objectives of this clause are:

    (a) *To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.*
    (b) *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*

Clause 22.12 – Public Open Space Contribution

123. This policy applies to all residential proposals, mixed use proposals incorporating residential uses and proposals incorporating residential subdivision. The public open space contribution is to be in the form of a land contribution of 4.5 per cent (7,500m^2) of the total Alphington Paper Mills site. The proposed Public Open Space areas are nominated on Figure 27 on p.43 of the Development Plan. None of these fall within the subject site.

Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)

124. The relevant objectives of this clause are:

    (a) *To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended). Currently, these water quality performance objectives require:*
        (i) Suspended Solids - 80% retention of typical urban annual load;
        (ii) Total Nitrogen - 45% retention of typical urban annual load;
        (iii) Total Phosphorus - 45% retention of typical urban annual load;
        (iv) Litter - 70% reduction of typical urban annual load;
    (b) *To promote the use of water sensitive urban design, including stormwater re-use.*

Clause 22.17 – Environmentally Sustainable Development

125. This policy applies to residential development with more than one dwelling. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The Development Plan has specific environmental sustainability standards that will be referenced within the assessment section.

Other relevant documents

Alphington Paper Mill Development Plan (Parts 1 & 2).

126. Part 1 of the Development Plan (DP) contains design guidelines for each precinct. An assessment of the design guidelines for the Village Precinct is undertaken within this report.

127. Part 2 of the DP contains various supporting technical documents. Those relevant to the current application include:

    (a) ESD Strategy prepared by Cundall dated August 2015;
    (b) Traffic Management Plan prepared by GTA Consultants dated 19 August 2015;
    (c) Integrated Transport Plan prepared by GTA Consultants dated 19 August 2015;
    (d) Preliminary Acoustic Assessment prepared by ARUP dated 21 August 2015; and
    (e) Conservation Management Plan prepared by Lovell Chen dated May 2014 (Re-Issued August 2015).

Advertising

128. The application was not advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)*. Pursuant to Clause 43.04-2, an application under any provision of the Scheme which is generally in accordance with the development 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. Further discussion on 'generally in accordance' is provided later within the report.

Referrals

129. The application was referred to the following internal departments and external authorities and their recommendations are contained within the attachments to this report.

External Referrals

130. The following referral authorities have provided comments:
    (a) Head, Transport for Victoria (formally Public Transport Victoria).

Internal Departments

131. The following internal referrals have been provided:

(a) Open Space Unit;
(b) Urban Design Unit (on public realm works)
(c) Environmental Sustainable Development Advisor;
(d) Engineering Services Unit;
(e) Strategic Transport Unit; and
(f) City Works on the Waste Management Plan.

External Consultants

132. The following external consultant referrals have been provided:
(a) Urban Design (Mark Sheppard - Kinetica);
(b) Acoustic Engineers (SLR Consulting); and
(c) Wind Consultants (Vipac).

OFFICER ASSESSMENT

133. The considerations for this application are as follows:
(a) Strategic justification;
(b) Generally in accordance
(c) Development Plan Design Guidelines:
(i) Built Form;
(ii) Connectivity & Interaction;
(iii) Building layout & Design;
(iv) Open space and landscape design;
(v) Environmentally sustainable Design;
(vi) Heritage Interpretation;
(vii) Apartment Specific Guidelines;
(d) Clause 58 (Apartment Developments); and
(e) Car parking, bicycle facilities and traffic generation;

Strategic Justification

134. The site forms part of the former Amcor Paper Mill, which is identified within Council's MSS as a strategic redevelopment site. Specifically, clause 21.08-6 encourages redevelopment of the site that '*contributes positively to the urban fabric and public domain of Yarra.'*

135. More intensive development of the site is further supported at a State level, specifically a strategy of Clause 16.01-1S (Integrated Housing) seeks to *'Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land'.* Clause 21.04-1 (Accommodation and housing) seeks to accommodate most of the new development on strategic redevelopment sites.

136. State and local policies on heritage and built form (Clause 15.01-1R, 15.03 and 21.05) are consistent in their objectives to protect and conserve heritage places and for the delivery of responsive and high quality built form environments. More specifically and relevantly, objective 17 of Clause 21.05 seeks '*to retain Yarra's identity as a low-rise urban form with pockets of higher development'.* The consistency with these policies will also be discussed in greater detail within the built form assessment.

137. Strategy 17.2 at Clause 21.05-2 (Urban Design) encourages development within strategic redevelopment sites to be no more than 5-6 storeys unless achieving specific benefits. The

approved DP also nominates a preferred 5 storey height for the subject site. The proposed development for the most part exceeds the preferred height, with the proposed development ranging from 5 to 8 storeys. The acceptability of the height is further discussed within the DP design guidelines below.

138. The broad strategic policy support for significant redevelopment of the former Alphington Paper Mill Site was also confirmed by the Tribunal in the recent VCAT decision of CP Alphington Development Pty Ltd v Yarra CC [2018] VCAT 1725 for Precinct 2A to the north (PLN17/0978), with the following established at Paragraph 12:

    (a) *In summary, the broad policy setting supports significant redevelopment of the Alphington Paper Mill. There is an emphasis in State and Local policy to accommodate housing growth and choice on strategic redevelopment sites such as the Alphington Paper Mill. The review site and overall precinct is a significant opportunity to implement urban consolidation objectives.*

139. The DP contains a vision for each precinct. The subject site is within the Outer Circle Precinct, which has a vision for *a residential precinct with higher built form arranged to frame a north-south pedestrian link (the Paper Trail) and provide a well-designed edge to Chandler Highway.* The proposed development is largely consistent with this vision as will be discussed in greater detail within the following sections.

140. Yarra recognises the importance of environmentally sustainable development within the MSS (Clause 21.07) and through the Environmentally Sustainable Development Policy at Clause 22.17 and Stormwater Management (WSUD) Policy at Clause 22.16. The environmental sustainability of the proposed development will be covered in greater detail within this report.

141. Both State and local policy directives seek to promote the use of sustainable personal transport and increased development close to high-quality transport routes (Clauses 18.02-1R, 18.02-2S, 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.'*

142. 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 relevant to the proposed development will be covered later within this report.

143. The site is well-positioned to accommodate more intensive development of the site, with excellent accessibility to jobs, services and public transport. Having regard to the above discussion, the proposal clearly demonstrates strong policy support at both a State and local level.

<u>Generally in Accordance</u>

144. As outlined within the permit triggers, pursuant to the Development Plan Overlay a permit granted must be *'generally in accordance'* with the approved development plan. Therefore, in assessing the current application it is necessary to consider whether the proposal is 'generally in accordance' with the Alphington Paper Mill Development Plan.

145. What constitutes 'generally in accordance' has been explored within the decision of Fabcot Pty Ltd v Whittlesea CC [2014] VCAT 600 at paragraph 34:

    (a) *'Generally in accordance' is a question to be judged on the facts and circumstances of each case;*

(b) *The less precision there is in the primary document/s, the more flexibility is given by the phrase 'generally in accordance'.*

(c) *'Generally in accordance' does not require the proposed development to be identical to that described in the development plan or incorporated plan; and*

(d) *It is appropriate to read the development plan or incorporated plan as a whole when making this assessment, and to have regard to the objectives, responses and plans comprise the approved plan.*

146. The Alphington Paper Mill Development Plan contains varying degrees of detail guiding future development of the wider Amcor site, including a mixture of "mandatory" controls and "preferred" provisions (discretionary).

147. As illustrated in the image below, mandatory heights (in aqua) apply to the central, eastern and southern sections of the APM site, interfacing with Alphington Park and the Yarra River. The discretionary or preferred heights (in purple) apply to sites along Heidelberg Road and the majority of Chandler Highway.

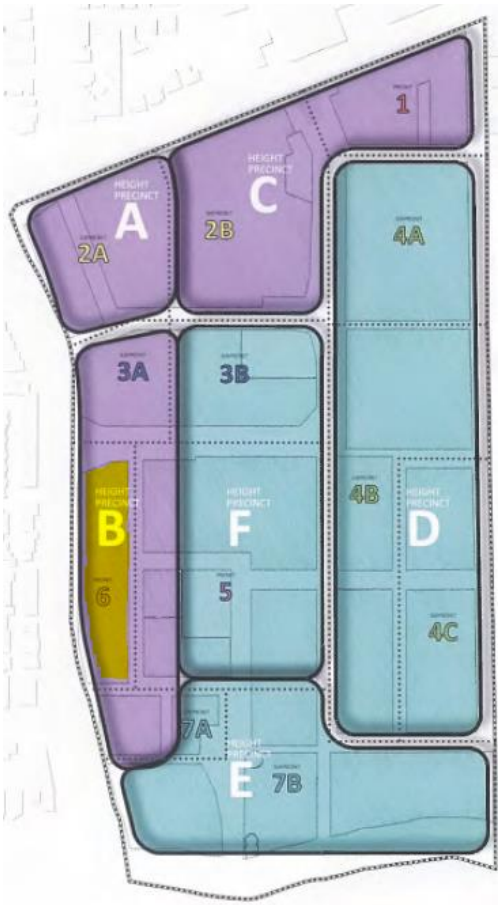


Figure 16 - Preferred and maximum heights Figure 98 of the DP (subject site highlighted)

148. Where heights are specified as *"mandatory",* a permit cannot be granted to exceed these heights. A permit may be granted to exceed a *"preferred"* (or discretionary) height", however it is subject to Council's consideration.

149. As will be explored within the following assessment of the DP, departures from the design guidelines are limited to a number of discretionary items. The applicant seeks these variations to better respond to the vision of the precinct as a transitional form.

150. Based upon the following assessment against the DP guidelines, the proposed development is considered to be 'generally in accordance' with the Alphington Paper Mill Development Plan.

DP Design Guidelines

151. The following section provides an assessment of the proposal against the Design Guidelines included within the Development Plan.

Building height

152. As outlined in the proposal section, the development comprises four semi-attached buildings ranging in scale from 5 to 8 storeys, stepping down in height from the north to south of the site along Chandler Highway.

153. The DP contains a mix of *mandatory* and *preferred* (discretionary) building heights. The nominated building height for Precinct 6 is identified as being discretionary at 5 storeys. As it is a discretionary height, a building greater than 5 storeys can be proposed by the applicant and is not prohibited. The acceptability of a taller built form in this precinct is determined by whether the proposal appropriately responds to other relevant design guidelines within the development plan.

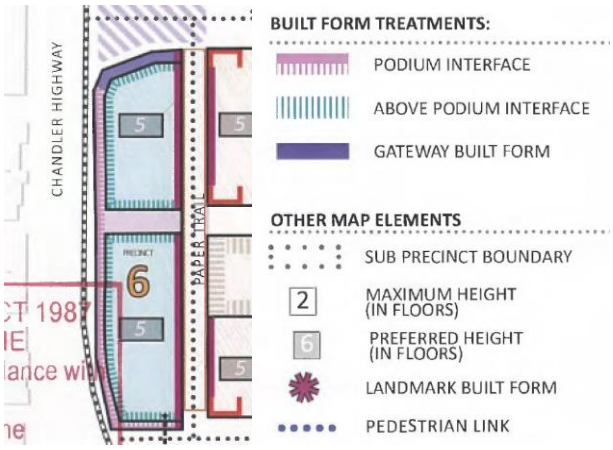


Figure 17 - Figure 14 – Height controls for Artisan West (Source: Built form and Interfaces Map DP p122)

154. Relevantly, the vision for Precinct 6 encourages *a residential precinct with higher built form arranged to frame a north-south pedestrian link (the Paper Trail) and provide a well-defined edge to Chandler Highway.*

155. As identified above, the tallest portion of the development is at the northern end of the site. This arrangement in scale is consistent with the DP, which nominates the northern edge of the site as a 'Site Gateway'. The role of a Site Gateway is described on p105 of the DP which outlines '*Gateways should help visually distinguish between the development site and surrounding area at significant entrances to the site.'* including but not limited to *'increasing building height above the preferred height for the precinct…'*

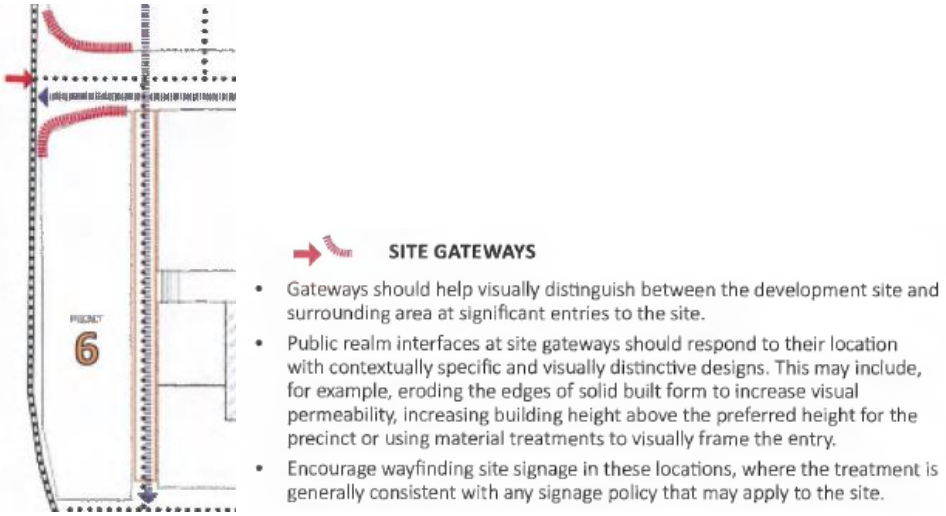


Figure 18 – Exerpt from 5.2 Public Realm and View Lines of the DP (p104-105)

156. In the VCAT decision for Precinct 2A (the corner of Chandler Highway and Heidelberg Road), which is also identified as a Site Gateway, the Tribunal formed the view at paragraph 27 that the additional height supported the 'wayfinding' expectations for a Site Gateway, noting:

    (a) *We find that at 17 storeys, the building successfully provides a 'wayfinding' and orientation to the precinct. We further find that overall within the precinct, the proposed development will contribute to a campus of buildings.*

157. Having regard to the 'Site Gateway' expectations for the northern end of the subject site and the commentary provided by VCAT in its decision for Precinct 2A, built form exceeding the preferred 5 storeys can be considered as reasonable toward the north of the site; however, the proposed height must also appropriately fit within its context.

158. In support of the proposal, the applicant has obtained written advice from Rob McGauran of MGS Architects regarding the massing and scale of the development. Mr McGauran was involved in developing the DP and therefore has a background knowledge into the site controls. Mr McGauran advised at paragraph 70 of his advice that:

    (a) *The proposed height and scale of the four parts of this Outer circle flanking campus of buildings is effective in my view at both engaging with the new and broadened scale of Chandler Highway and the valued amenity of the Paper Trail as a shared cycle and pedestrian experience.*

159. However, Mr McGauran goes on to clarify at paragraph 71 that his support for the scale and height is predicated on the following four factors:
    (a) *The successful demarcation between the buildings and their expression to align with the ambition in site policy for diversity in built for expression*
    (b) *The successful interface resolution of the unique and differing aspects of the south, east, west and northern interfaces*
    (c) *Design and ESD quality of response*
    (d) *The protection of the paper trail from excessive overshadowing.*

160. Urban Designer, Mark Sheppard, who reviewed the application on behalf of Council, formed a different opinion, stating that:

    (a) *I consider that the proposed height of Building A is an inappropriate response to the DPO and the Development Plan. I consider that two additional levels above the preferred maximum height would create an appropriate emphasis to mark the gateway.*

The proposed height of Building B would then not contribute to an appropriately graduated built form transition from north to south based on the preferred maximum 5 storey height to the south. However, the 6-storey height proposed for Building C will contribute appropriately to this transition.

161. This led to Mr Sheppard recommending one storey be removed from both Buildings A and B as illustrated in the diagram (below) contained within their advice.



Figure 19 – Alternative built form heights (in yellow) recommended by Mark Sheppard

162. Council officers agree with the proposed height reduction as recommended by Mark Sheppard. While the 'Site Gateway' attributes of the northern end of the site warrant a taller built form; however, at 8 storeys, the building would be discordant with its context along Mills Boulevard.

163. As illustrated in Figure 20 below, at 8 storeys, the proposal would provide a poor urban design transition with the adjoining Workshop Precinct, presently as an overly dominate form along the streetscape. Whereas, the reduction in height to 7 storeys as recommended by Mr Sheppard and illustrated in Figure 21 would provide a more comfortable transition along Mills Boulevard whilst also achieving a noticeable 'Gateway' presence to the site.



Figure 20: current proposal (northern elevation)



Figure 21: reduced building height of Building A

164. As also identified by Mr Sheppard, the reduction of Building A, without a subsequent reduction of Building B, would erode the stepping in built form that is considered warranted for this site by both Mr Sheppard and Mr McGauran. Therefore, as recommended by Mr Sheppard, any permit that issues, should include a condition for the deletion of the upper most storey to both Buildings A and B. The deletion of one storey to Buildings A and B, would also be expected to result in a slight increase of the solar access within the Paper Trail between 1pm and 2pm at the September equinox as encouraged by Mr McGauran.

Maximum Site Coverage

165. The design guidelines for Precinct 6 allow up to 100% site coverage. Furthermore, site permeability may also be 0% where it is located within a precinct that meets the requirements of the Storm Water Drainage Masterplan in Volume 2 of the DP. As will be discussed later within the relevant section of the report, these requirements are met.

Setbacks

166. The design guidelines for Precinct 6 refer to the Built Form Treatment Plan (below) for guidance on setbacks.

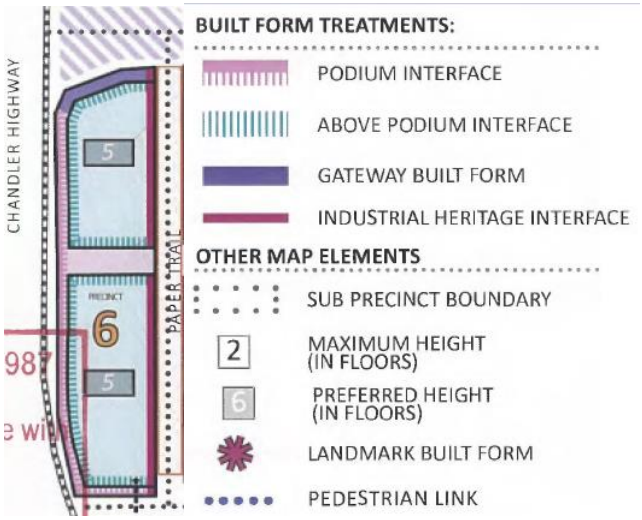


Figure 22: Built Form Treatment Plan (Figure 99) p. 111 of the DP

167. As previously mentioned, the northern end is to have a 'Gateway Built Form', with the south and west edges to have a 'podium interface' and the eastern edge is to have an 'industrial heritage interface'. All anticipate a zero setback within the podium. The 'above podium' treatment is to have a 2.2m setback. This applies to the north, south and west interfaces, as

well as to a central east-west break in the upper level built form. It does not apply to the 'industrial heritage interface' to the east.

168. The design response has not adhered to a zero setback other than along the southern boundary. At ground floor, the building is set back from Chandler Highway by a minimum 2.3m, the northern boundary set back by a minimum 2.03m and the Paper Trail by a minimum of 1.27m. These setbacks are occupied by garden beds and private terraces associated with the individual apartments. This response is considered appropriate to maintain a level of separation and privacy for the private apartments. Responding to the intent for a hard edge streetscape, the proposed development provides raised planter boxes along the boundary perimeters.

169. The southern boundary is built to the boundary consistent with the DP, however Mr McGauran in his urban design advice to the applicant, recommended a 3m setback to the habitable spaces behind a concrete frame and grid, with these void areas to incorporate large planters and vertical garden zones. This has been suggested to differentiate this interface from the more civic and urban character which characterises the northern interface. The applicant has responded to this advice by adding narrow planters along the western and southern edge of Building D to each level but has not increased the setback of the habitable spaces. Given the DP encourages podiums to be built to the boundary, a further setback is not considered justified under the design guidelines. Furthermore, the addition of landscaping to all levels will assist at softening the appearance, distinguishing it from the northern interface, as sought by Mr McGauran. Further discussion on landscaping will be provided within the relevant sections of this report.

170. Regarding upper levels, at Level 4, Buildings B, C and D are set back a minimum 2.2m from the levels below (excluding the balcony on Level 4) along the east and south sides, in accordance with the 'above podium interface' treatment. An 8m separation is also provided between Buildings B and C, consistent with the east-west break depicted on the Built Form and Interfaces Map. At Level 5, Building A provides a 2.2m setback from the northern and western boundaries. This setback is not dimensioned, however has been measured by officers. The setbacks are consistent with the DP, however for clarity, these should also be dimensioned on plans. This could be included as a condition on any permit that issues.

171. The eastern 'industrial heritage interface' does not specify any upper level setbacks to be provided, with the general requirements including that '*articulation will generally be achieved through indented built form'.* This is achieved in the proposed design response, with articulation provided through inset balconies and indented section between the buildings.

Street wall height

172. The design guidelines stipulate a preferred street wall height of up to three storeys within Precinct 6, however it also states that this may be higher along Chandler Highway.

173. Buildings B, C and D each comprise a street wall height of 4 storeys to the west and south elevations, with Building A comprising a 5 storey street wall to the north and west. Mr McGauran, in his urban design advice, supported the street wall scale, noting specifically that the 5 storey interface to the corner with Mills Boulevard is 'an appropriate civic response'. Mr Sheppard agrees with this advice, considering that the 5 storey street wall to be '*an appropriate response to the gateway sought at the northern end of the site.'* Mr Sheppard is equally comfortable with a 4 storey street wall along Chandler Highway for Buildings B, C and D, noting the non-sensitive interface. While the four storey podium continues along the southern elevation, the variation is also considered acceptable given the separation from the Boiler Precinct to the south. Furthermore, if the fourth level were to be set back to achieve a three storey podium, the upper levels would be more prominent, rather than a single level 'cap' as currently designed. On this basis, the variation to the street wall height is considered acceptable.

174. There is no expectation in the Built Form and Interfaces map for a podium/tower form along the Paper Trail, therefore the sheer construction to the full height along this elevation is considered acceptable and consistent with the DP.

Roof forms

175. The design guidelines encourage consideration of the composition of roof forms to create a legible and visually appealing silhouette. The proposed development responds to this by not incorporating variation to roof form as all are proposed with a flat roof profile however the design guidelines have been addressed with four distinct buildings that step down in height responding to the topography of the land.

176. Variation to the materiality of each of the four building along with height variation, appropriately responds to this guideline, subject to the reduction in the building heights as discussed earlier in this report. By incorporating the height reduction, the development will contribute to a legible silhouette across the site.



Figure 23 – Western elevation to Chandler Highway

Built form articulation

177. The design guidelines encourage modulated building forms with vertical and horizontal breaks in the massing. Flat and continuous facades should also be avoided where they repeat the same form without variation or create a single horizontal form.

178. The proposal responds to the design guidelines for built form articulation, with a composition of four buildings all legible with similar architectural language with variation across the buildings to provide an appropriately responsive design.



Figure 24 – Perspective as viewed from the south along Chandler Highway

179. The development expresses the different buildings by stepping each building down in accordance with the natural topography of the land. Indentations in built form at the upper levels is also used to distinguish and separate the upper levels of each building. The facades themselves are well articulated with inset balconies and framing elements. The lower levels have a combination of vertical and horizontal banding, with the upper levels expressing primarily horizontal lines, which contributes to a visually more compressed scale to the upper

portion of the building. The proposed development is consistent with the design guidelines for built form articulation.

Corner lots

180. The design objective encourages entrances to face the primary street or public space but with façade treatments that address both streets and avoid blank side interfaces. The proposed development achieves this design objective, with built form that addresses all sides. Blank side interfaces have been appropriately avoided, with all visible areas designed with articulated facades and openings for passive surveillance and visual interest.

Wind protection

181. The design guidelines state that for higher built form, proposals should demonstrate that building forms and articulation will mitigate adverse wind conditions at street level, public spaces, balconies and adjoining properties.

182. A wind tunnel assessment has been undertaken by MEL Consultants and submitted with the application. A model of the proposed development was tested with surrounding buildings within a 500m radius, excluding all existing and future trees for a conservative assessment of the environmental wind conditions. The model included approved developments within the APM site, however it also included the proposed developments for the Artisan West and the Boiler House precinct to the south. Notably, it did not include the Wetlap building to the east of the site, which is also currently under consideration.

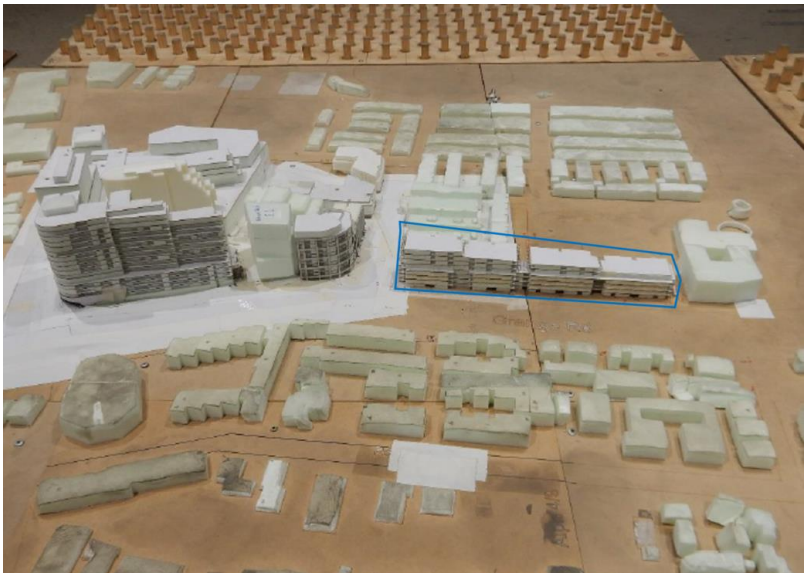


Figure 25 – 1:400 scale model for wind tunnel (Source: MEL Consulting report)

183. The report suggests that the 'walking' criteria has been met for all publically accessible areas at ground floor adjacent to the proposed development, with many areas, including the building entrances, achieving 'standing' criteria for all wind directions. Either walking or standing criteria has also been met for ground floor terraces, with this likely to be further improved by the addition of landscaping treatments.

184. Vipac Engineers & Scientists have reviewed the wind report on behalf of Council and have advised that they support the assessment criteria adopted in the wind testing and the methodology used to undertake the wind tunnel analysis. They also confirmed that the test results indicated that all test locations fulfil the recommended wind criteria. However, Vipac notes that only the ground floor test locations have been included and suggests that the two open balconies between Buildings B and C also be considered given their generous size, at

least via a desktop assessment, and have recommended that walking criteria be met at a minimum. This will be required as a condition of any permit that issues.

185. Furthermore, given that the tunnel test was undertaken having regard to proposed, not yet approved developments, the results may change depending on the outcomes of these applications. The omission of any built form on the Wetlap site may have also altered the results. To ensure that each development is responding appropriately to its context and the aspirations of the site, it is recommended by Council officers that a further analysis be undertaken of only approved developments and preferred built form massing consistent with the development for remaining sites that are not yet approved. This should also be included as a condition of any permit that issues.

Building Separation & Overshadowing

186. The design guidelines encourage a 9m separation between habitable rooms where possible, or provide screening generally consistent with ResCode requirements. The guideline also encourages building forms to allow direct solar access to the majority of dwellings.

187. The proposed development is arranged in a linear configuration, with the primary orientation of all apartments in an outwardly (east or west) direction. This assists in reducing overlooking opportunities between dwellings and also minimises the need for screening treatments. While the buildings are largely abutting one another, there are recessed lightcourts between each building that are less than 9m wide and present potential overlooking opportunities between apartments. Screening is provided in those circumstances, which would largely reduce direct overlooking. Overlooking opportunities will be discussed in greater detail within the 'internal views' assessment later in this report.

188. In respect to overlooking into adjoining precincts, the proposed development maintains a minimum separation of over 10m from all adjacent precincts, ensuring that no unreasonable overlooking opportunities would occur to these sites.

189. In regard to solar access, there are no dwellings with a single south-facing orientation, with all apartments toward the southern end of the development, also having an eastern or western outlook. This is consistent with the design guidelines to encourage direct solar access to the majority of dwellings.

Construction of Walls on Boundaries

190. The design guidelines allow for walls on up to 100% of the boundary length. Also where party walls are anticipated between adjoining dwellings, these may be built to the full building height with no need for side or rear setbacks.

191. The layout of the proposed development is consistent with this design guideline, with all four buildings abutting one another the majority of the shared boundary. The exception to this is the 7.9m separation between Buildings B and C from Level 4 and above. This visually breaks the upper levels of the building into two elements, and is supported. Recessed lightcourts between buildings are also used to provide articulation between the built forms. The proposed development is considered to respond appropriately to the design guidelines.

Connectivity and interaction

Public/Private interaction

192. The design guidelines refer to the Connectivity and Interaction Plan, which is found at pages. 102 and 103 of the DP. Of relevance, this promotes:
    (a) Urban legibility and public access to and through the site

(b) Street level interface treatments to contribute to high levels of pedestrian amenity and safety
(c) Provide safe and convenient vehicular and pedestrian access
(d) Minimise the impact of vehicles on public space where practical
(e) Above ground car parking to be suitable concealed by appropriate building features such as active podium frontages.
(f) Support the preferred neighbourhood character sought by the site masterplan for each individual precinct and the place as a whole.

193. The pedestrian connectivity plan at Figure 94 identifies that a pedestrian priority route is to be provided along the northern, southern and eastern sides of the site. The most significant of this being the Paper Trail along the eastern boundary, which is also to be a publically accessible space connecting the Artisan Precinct (Precinct 3) to the Heritage Precinct (Precinct 7).

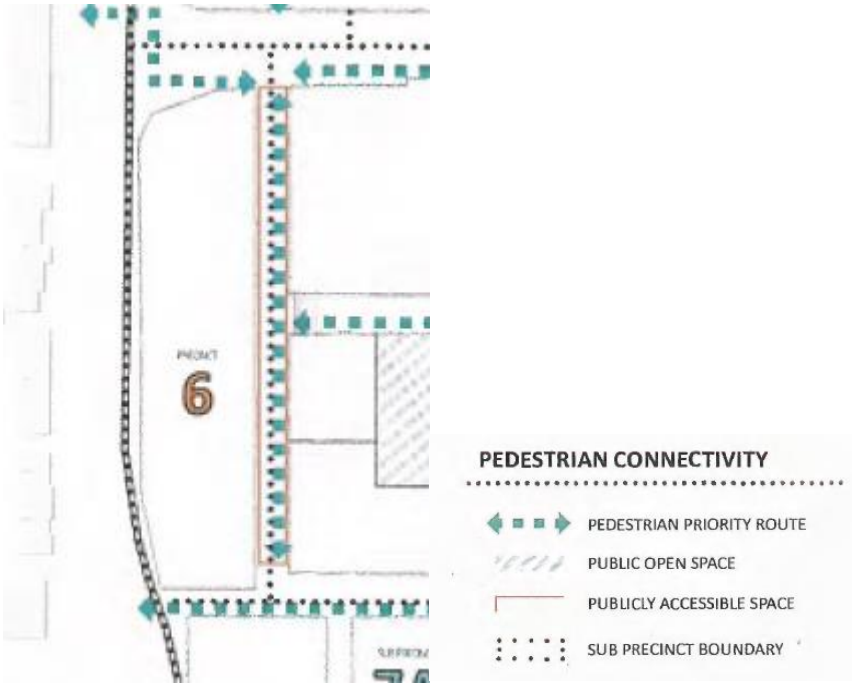


Figure 26: Pedestrian Connectivity (Figure 94) p. 102 of the DP

194. The proposed development supports the pedestrian aspirations for the Paper Trail, with this providing a 1.8m to 2.5m wide linear path with clear sightlines to promote visibility and safety. The path is also well landscaped with garden beds along both sides of the Paper Trail to soften the space and enhance its amenity. The landscaping will be discussed in further detail later within the report.

195. As illustrated in the image below, an east-west connection along the southern boundary is provided via a circular ramp, which is also used to navigate the sites level difference in an accessible manner. However, reasonably direct connections are provided from the Paper Trail to Chandler Highway and from Chandler Highway to the east into the site (Warson Crescent), however the connection from the Paper Trail to the east of southern connection is less directed due to the lengthy ramps.

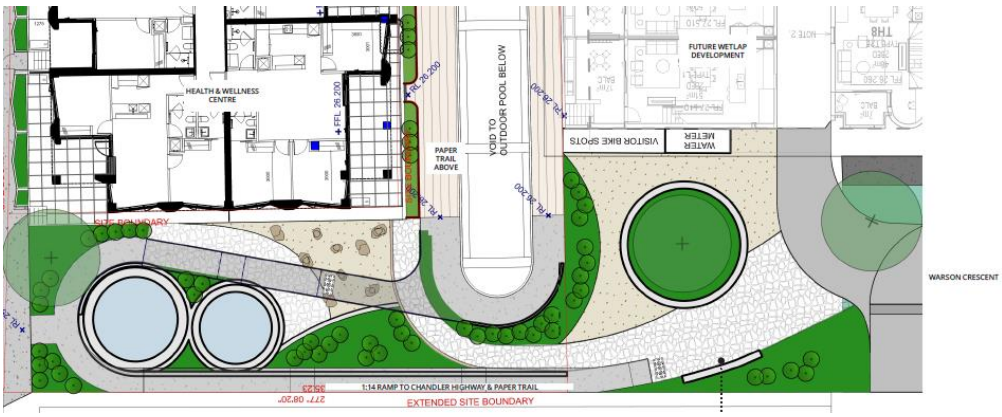


Figure 27 – southern connection

196. Mr Mark Sheppard, in his Urban Design review for Council, recommended that the Paper Trail be graded down toward the south to mitigate the need for a convoluted ramp, which he saw as a poor connection to the east-west thoroughfare. However, Council Officers do not agree with the recommendation to further grade the Paper Trail. The Paper Trail already incorporates two ramped sections at a 1:20 grade. To further grade the Paper Trail would likely result in a significant slope within the Paper Trail, noting that there is both a north-south and a west to east slope affecting the site. Grading the Paper trail would also impact the connectivity between the east facing apartments and the Paper Trail, which are presently at or close to the grade of the Paper Trail. These connections contribute to the passive surveillance, accessibility and activation within the space. Additionally, the Paper Trail is to sit above the Health and Wellness centre and outdoor pool, so to accommodate this change would be a fundamental redesign of the proposed development.

197. A direct connection is provided from the Paper Trail to Chandler Highway and from Chandler Highway to Warson Crescent. The only indirect connection is that from the Paper Trail to Warson Crescent. This is considered acceptable on the basis that this area is proposed to be well landscaped, looking down onto ponds and soft landscaping (refer to image below). Therefore, the pedestrian experience is expected to be a pleasurable one. Additionally, there is a more direct stair connection to the east provided at the mid-point of Paper Trail between the Workshop North and Wetlap precincts. Therefore, on this basis, the current arrangement is considered acceptable.

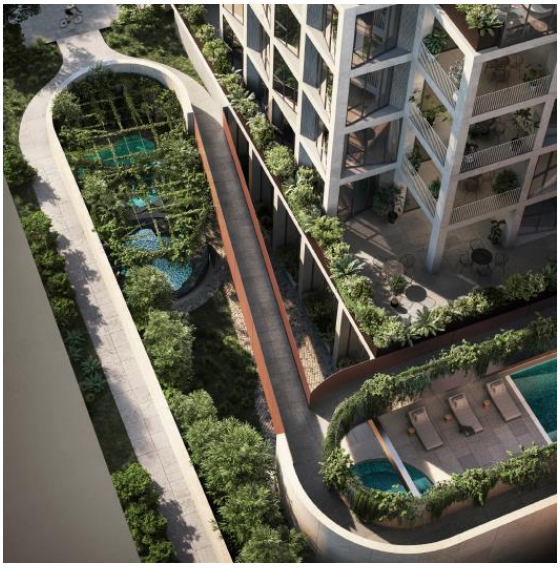


Figure 28 –indicative image of landscaping around elevated ramp

198. The particular character identified for the Outer Circle Precinct focuses around the Paper Trail, with this to respond to and reinterpret the history of the Outer Circle Rail line. The Landscape Plan submitted with the application describes the response to the history of the

Outer Circle Rail, such as the pedestrian walkway referencing the former railway sidings. Materials such as the feature brick inlays and corten steel platers have also been used within the Paper Trail to reflect its industrial past. This will be discussed further within the assessment of the heritage interpretation.

199. A stair connection is also provided mid-way along the Paper Trail to the street to the east (northern extension of Warson Cresent) between Workshop North and Wetlap Precincts. However, concern is raised in relation to the legibility and visual connection between the street and the Paper Trail. The applicant has responded providing greater openings to the balustrade and landing and illustrated in the images below (provided 18 October 2020). This is supported and should be incorporated by way of condition on any permit that issues.

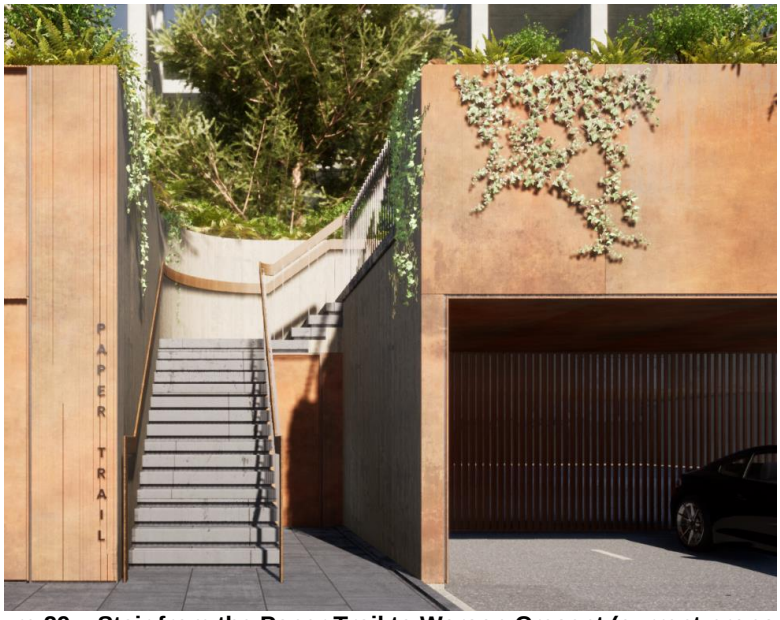


Figure 29 – Stair from the Paper Trail to Warson Cresent (current proposal)

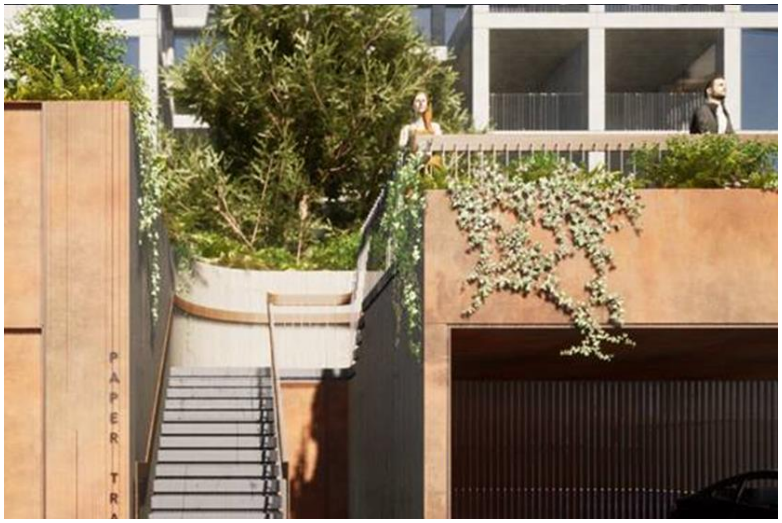


Figure 30 – Stair from the Paper Trail to Warson Cresent (option with greater openings)

200. A typical footpath with nature strip is shown along the northern boundary, however the plans do not depict the pedestrian crossing, which is situated toward the corner of Mills Boulevard and Chandler Highway. The streetscape works to Mills Boulevard have already been approved and are currently under construction. There appear to be some inconsistencies between the two plans, which will be discussed in greater detail later in this report. These will need to be addressed via conditions of permit.

201. The Place and Character description for the Outer Circle also states that buildings are to frame the Paper Trail with dwellings orientated to encourage passive surveillance. The proposed development appropriately orientates all apartments along the eastern side of the building with an outlook onto the Paper Trail.

202. Vehicle access to the site will not impact upon these key pedestrian routes, with the vehicle entrance to be provided below the level of the Paper Trail, via the new road to the east. Car parking is to be entirely concealed within the development, in accordance the Connectivity and Interaction Plan. Vehicle access arrangements will be discussed in further detail later within the report.

203. The design guidelines for the Outer Circle also seek to ensure that dwelling entries and habitable rooms are orientated toward key public open spaces, in particular, the Paper Trail. The proposed development is consistent with this guideline with all ground floor apartments having individual entrances from the Paper Trail and Chandler Highway.

Ground floor Level

204. The ground floor should be designed to provide convenient access from the adjacent public realm. This design guideline has been met. As previously discussed, all ground floor apartments have direct access to the public realm. The main entrances to all four buildings are also conveniently along the Paper Trail.

Entry definition

205. Common entrances for apartments should be well lit, transparent and in a visually and prominent location. As identified above, all four building entrances are provided along the Paper Trail, however they are not well defined and would largely ‘blend in’ with the rest of this elevation, contrary to the ‘entry definition’ guidelines. If a permit is to issue, a condition is required for the redesign of main building entrances to be more visually prominent along the Paper Trail. While no detail of lighting has been provided, this could be addressed via condition of any permit that issues to be incorporated on the landscape plan.

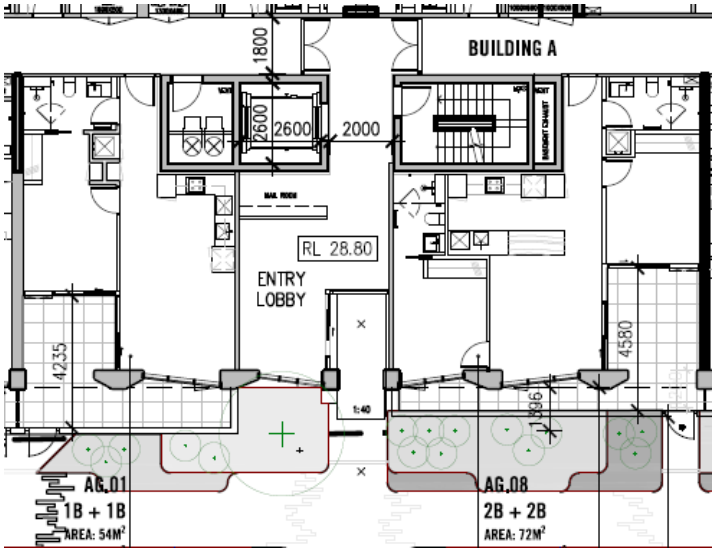


Figure 31 – Typical main building entry design (Building A)



Figure 32 – Render image of entrance

Front fences

206. The design guidelines state that front fences are generally to be discouraged, however where provided, they should be no more than 1.2m high with a minimum 50% transparency. The proposed development incorporates fencing to delineate the private terraces from the public realm. For this purpose, the fences are considered acceptable.

207. The fencing along Chandler highway is depicted as a 1.1m high fence elevated and set back behind a planter built to the boundary. The planter height increases with the slope of the land to 1.2m high. Front gates of 2.1m in height are also proposed to the boundary edge. While noticeably taller than 1.2m, these contribute to a clear sense of entrance and variation along Chandler Highway and are therefore supported.

208. Along Mills Boulevard to the north, a fence is also shown behind a garden planter. The height of the fence is not dimensioned, but when scaled, measures at 1.4m, with the planters at 1m. Given that the majority of the boundary comprises the 1m planters, this is an acceptable outcome.

209. There are no sections shown through the Paper Trail, however the elevations and rendered images show a similar arrangement of a picket fence set back behind a low above-ground planter box. Given that this fence is also required for privacy to the main open space each for these dwellings, a condition will require that these are 1.7m in height with 25% openings.

Building Layout & Design

Internal amenity

210. The design guidelines seek to avoid privacy screening to habitable rooms, particularly main living areas.

211. Privacy screening is largely avoided within the development, with apartments orientated to face outwardly where a separation greater than 9m can be provided. The exception to this is to secondary windows that face onto recessed lightcourts between buildings. These are less than 9m wide and therefore present potential overlooking opportunities between apartments. The architectural plans do not show any screening treatments, however ‘typical’ privacy screen details have been included within the Urban Context report. This indicates that a combination of obscure glazing and metal fins will be used to prevent overlooking opportunities. However, where obscure glazing has been used, it is not clear whether glazing is to be fixed or will have restricted openings. This detail would need to be provided via condition on any permit that issues to confirm that there are no unreasonable overlooking opportunities. Details of the screening would also need to be clearly shown on the architectural plans for clarity and consistency.

212. There is a concern that the east-facing apartments between Building C and D at Levels 1 to 3 will not be sufficiently screened. The 'typical' screening detail shows obscure glazed fins are to be used to obstruct views between adjacent apartments, however, as demonstrated in the yellow highlighted section below, this would not adequate prevent directly overlooking opportunities. A similar issue occurs between Buildings B and C at Levels 1 to 3. The typical screening detail between Building B and C at Level 5 does not adequately demonstrate that views within 9m would be prevented, with multiple overlooking opportunities present. These above matters would need to be addressed via condition on any permit that issues.

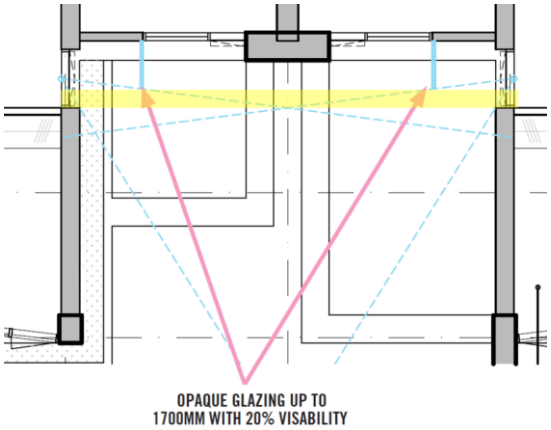


Figure 33 – Example of east facing apartments between Building C & D at Levels 1-3

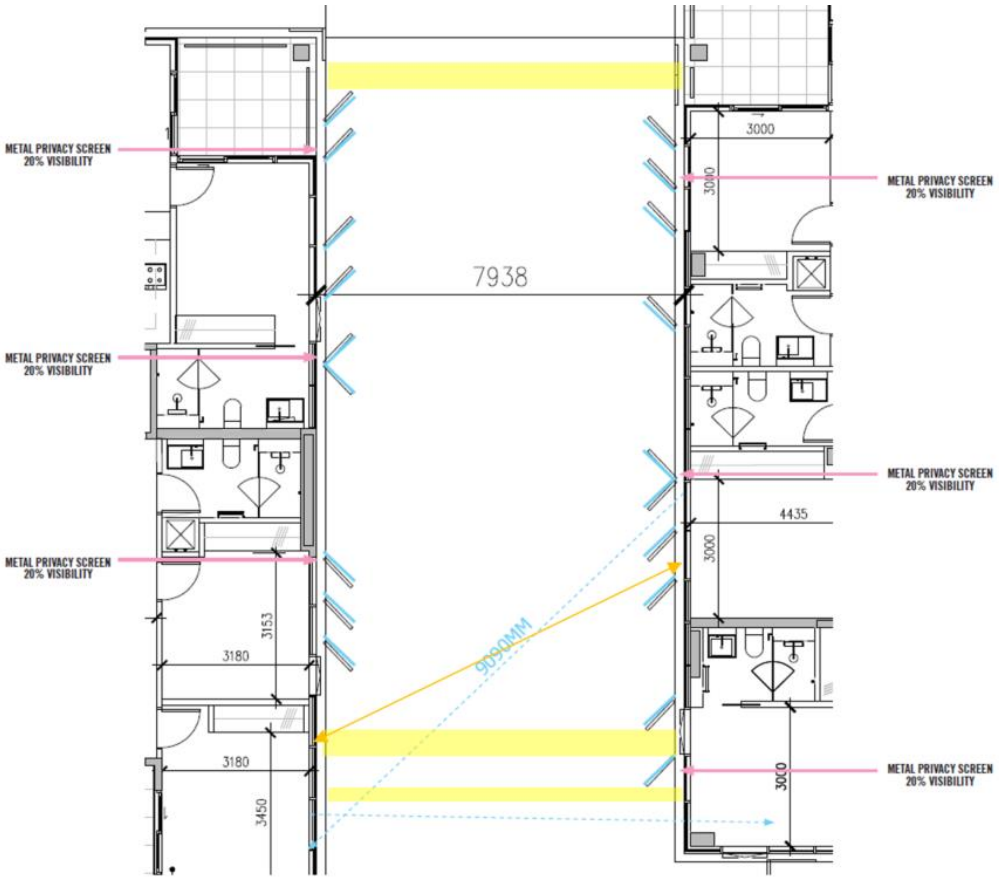


Figure 34 – Adjacent apartments between Building B & C at Level 5

213. The plans do show dividing walls between balconies of adjacent apartments, however details (eg. height, material) of these screens are not provided. This should be conditioned on any permit that issues.

Overlooking

214. Direct overlooking into habitable rooms and private open space is to be avoided. Overlooking has been discussed in detail within the internal amenity assessment above and subject to permit conditions, there would be no unreasonable overlooking opportunities.

Acoustic treatments

215. The design guidelines require acoustic treatments to be provided to comply with the Acoustic Assessment within Volume 2 of the DP, which is the Preliminary Acoustic Assessment prepared by Arup Pty Ltd and dated 21 August 2015 (the Arup Report).

216. The Arup Report states that acoustic treatments would be required for development within 20m of Chandler Highway and Heidelberg Road. The recommended design sound levels for houses and apartments near major roads are to be within 35- 45L_{Aeq} dB(A) for living areas and 30-40L_{Aeq} dB(A) for sleeping areas, which is taken from Australian Standard 2107-2000 Acoustics – *Recommended design sound levels and reverberation times for building interiors* (AS2107).

217. An acoustic report prepared by Normal Disney Young (NDY) dated 2 September 2019 was submitted with the application and has been reviewed by SLR Consulting (SLR) on behalf of Council.

218. The targets nominated in the NDY report are consistent with the Arup Report and AS2107. The NDY report however has not defined how the hourly road traffic noise levels are to be determined i.e. whether they are to be met at all hours or by the average of hourly levels. SLR recommend that this be clarified in the report to remove ambiguity about how road traffic noise should be assessed post construction. To ensure that the maximum noise levels are not exceeded, it is recommended that the table is updated to confirm that the maximum level is to be met at all hours, rather than an average. This should be included as a condition on any permit that issues.

219. The proposed hourly targets contained within the NDY report are consistent with those recommended by SLR for the loudest hour of the day and night period. SLR has requested that average day and night road traffic noise levels are also provided, with SLR recommending that these be at least 5dB lower than the loudest hour targets i.e. 40L_{Aeq} dB(A) for living areas and 35L_{Aeq} dB(A) for sleeping areas. The applicant has argued that there is no requirement within the endorsed Arup report for average targets to be 5dB lower than the loudest targets. It is considered that subject to the aforementioned condition that the NDY report clarify that the maximum noise levels will be met at all hours (rather than an average of hourly levels), then it is not necessary to specify an ‘average’ noise measurement.

220. NDY has not measured road traffic noise at the boundary, instead they have relied upon data obtained in 2017 for a nearby project. The results of measurements under the free field conditions were in the range of 75-77 dBA Leq. SLR has recommended that updated noise data be obtained from the completed roadworks. This data should also be accompanied by traffic counts in order to determine whether the levels are reflective of typical conditions. This should be included on any permit that issues.

221. SLR has also highlighted that 15 minute noise intervals during the peak hour have been used to determine façade upgrades to achieve the nominated internal noise targets. This approach

is considered reasonable by SLR to ensure the loudest hour targets are met, however it would not enable the Leq, 16h and Leq, 8h levels to be determined, which SLR has advised is required to assess the lower day and night average targets. As previously mentioned, as only the maximum targets will need to be demonstrates, this additional information is not required.

222. In relation to the façade upgrade treatments, SLR has advised that the minimum acoustic ratings (i.e. Rw) have not been specified, providing limited practical guidance for the builder/developer. SLR recommend that the report is updated to specify the minimum Rw ratings for glazing proposed to be installed on the project, achieved for the complete glass door/window, not just the glazing. This will also be conditioned.

223. Noise from mechanical equipment and the car park entrance gate was also considered in the NDY report, with SEPP N-1 Zoning Levels adopted until such time as background noise monitoring is undertaken. SLR has suggested that noise limits may be lower than zoning levels, partculalrly at locations shielded by road noise. The development would need to comply with lower SEPP N-1 limits if these are identified. This can be confirmed by a further acoustic report required post construction, but prior to occupation of the development and is recommended as a condition, if a permit is to issue. SLR has also recommended that noise from the carpark entrance gate be assessed to sleep disturbance targets, as well as SEPP N-1.

224. SLR has also identified potential noise sources from the Health and Wellness Centre that may impact upon the residential dwellings above. In particular they have recommended that advice be provided within an updated acoustic report to manage noise and vibration impacts from the Health and Wellness Centre including structure borne noise from free weights and running machines and airborne noise from the outdoor pool. This is a matter that can be addressed via condition if a permit is to issue.

Design detail

225. The design guidelines encourage a contemporary, distinctive and high quality design response. They also state that lower levels should generally present as a more solid street wall with indented balconies and dwelling/building entrances. Upper levels, above the podium, should present as a lighter structure with greater glazing and transparency.

226. The proposed development is consistent with the design guidelines, with a contemporary and distinctive design response. A greater solidity to the built form is provided within the podium levels through the inclusion of angled solid walls, which have a natural concrete finish in Building A, a textured concrete (black oxide) to Building B, a corten powder coat in Building C and a brick title in Building D. This variation in material between the buildings provides a subtle differentiation and visual interest along the building façade.

227. The upper levels, predominately glazed with strong horizontal articulation emphasised by exposed slab edges, achieve a light weight ‘floating’ appearance, consistent with the design guidelines.



Figure 35 – Building B with variation in treatment between the podium and upper levels

228. Both Mr McGauran and Mr Sheppard were supportive of the façade design detail of all buildings, with Mr Sheppard satisfied that it effectively breaks up the proposed built form and Mr McGauran summarising the development as '*a campus of related but materially different buildings that speak to their changing interface conditions'*.

Materials & finishes

229. The design guidelines encourage high quality materials that will age gracefully, generally in muted tones with large expanses of highly reflective surfaces to be avoided. A material palette drawn from the industrial heritage of the site, including natural concretes and render, face brickwork, steel and unfinished timber is encouraged.

230. The material palette, as depicted in the Urban Context Report, is consistent with the design guidelines, comprising muted colours that will age gracefully, with materials including off-form concrete, brick, metal cladding and glass. The material palette contributes positively to the overall design detail response as discussed above.

231. While details of the external material application has been included within the Urban Context Report, there is limited detail on the elevations in the architectural elevations. A full material schedule has also not been provided. These matters would need to be addressed via condition on any permit that issues.

Car parking and bikes

232. The design guidelines refer to the Integrated Transport Plan. This plan includes initiatives to encourage sustainable travel behaviour such as:

    (a) Provision for bicycle end of trip facilities;

    (b) Car parking at lower rates; and

    (c) Green travel planning.

233. The endorsed Traffic Management Plan within Part 2 of the DP recommends visitor parking rates lower than the statutory requirements. Discussion regarding the bicycle and car parking provision is contained later in this report.

234. A Green Travel Plan has been submitted with the application and will be discussed in greater detail within the assessment of the bicycle parking provide later in the report.

Mail and building services

235. The design guidelines seek to design building services to be visually unobtrusive, screened or located away from active street frontage zones wherever possible. Building services for the proposed development are largely contained internally within the buildings or within the roof space, minimising the impact on the public realm or internal streets.

236. Visible services include a water metre and fire booster cabinets along the ground floor northern elevation facing Mills Boulevard. Given the zero setback expectation, the location of these services is satisfactory. They will also be aligned with the raised planters and have a similar 'saw tooth' edge as the raised planter beds, which will assist in integrating their appearance along this elevation. However, there are no details of the height or material of the service cabinets on the norther elevation. This would need to be conditioned accordingly on any permit that issues, with a requirement that the cabinet doors generally match the material and height of the adjoining planter boxes.

237. A substation and main switchroom is located at Basement 1 level, which is at grade to the east-west road that runs between the Workshop North and the Wetlap Precincts. These services will be located adjacent to the vehicle entrance to the Workshop North Precinct and away from any high amenity areas. Therefore their location is considered acceptable and would not result in a visually obtrusive appearance to any active street frontages. However, to ensure that cabinet doors do not obstruct any accessways, a condition will require an ability for any service doors to be operable to 180 degrees, with an ability to be pinned to the wall. This should be included as a condition on any permit that issues.

238. The design guidelines also encourage communal mail collection points to be secure, weather protected and located close to the main building entry and be easily accessible for delivery. A mailbox is provided within the main lobby of each building. The location and design of these areas are consistent with the aforementioned design guidelines.

Open space and landscape design

Streets & publically accessible spaces

239. The design guidelines refer to the Landscape Concept Plan, which is at section 4.0 of Part 1 of the DP. The overall aim of the landscape design is '*to create a simple, safe and timeless public realm that is primarily people orientated, in a style and character that reinforces the site's industrial heritage whilst seamlessly blending the development into the existing neighbourhood.'*

240. Of relevance to the subject site, the Outer Circle Paper Trail is proposed along the eastern edge of the site. The Landscape Concept Plan contained at Figure 58 of the DP (see figure below) shows this to be a pedestrian promenade with heritage elements retained and reference the design theme of 'transport'.

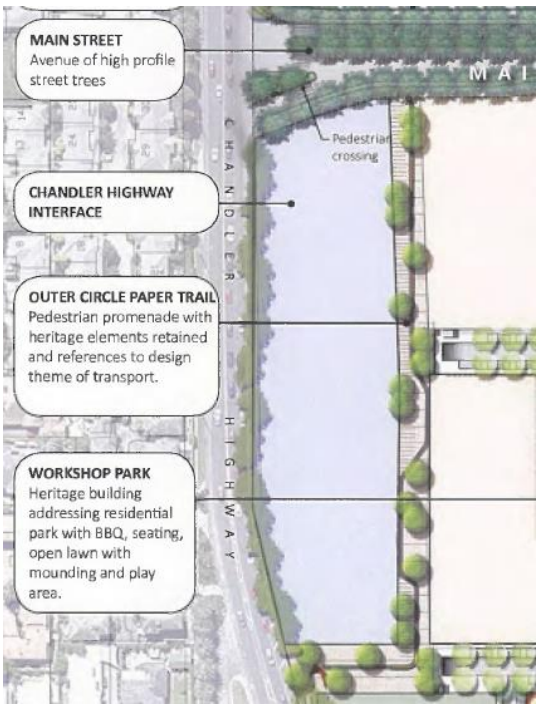


Figure 36 – excerpt from DP at Figure 58 – Alphington Paper Mill Landscape Concept Plan

241. A landscape plan prepared by Aspect Studios dated 16 July 2020 has been submitted with the Section 50 amended application. This depicts the Outer Circle Trail with generous planting to either side of the pathway via raised planter beds. Elements responding to the industrial heritage include a 'heritage interpretation rail', the use of circular geometries reflecting the paper making process, and industrial materials including the use of corten steel raised planters. Council's Open Space/ Urban Design Units requested confirmation that the feathering of brick paving is compatible with the proposed concrete plank pavers within the Paper Trail. This information can be provided by way of condition if a permit is to issue.

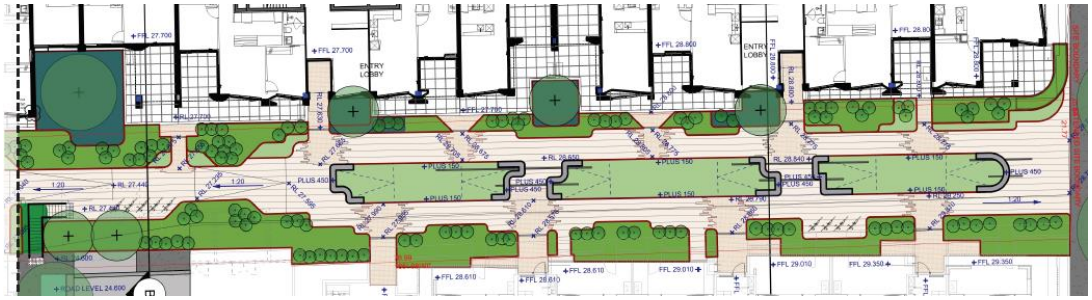


Figure 37 – Paper Trail Northern end

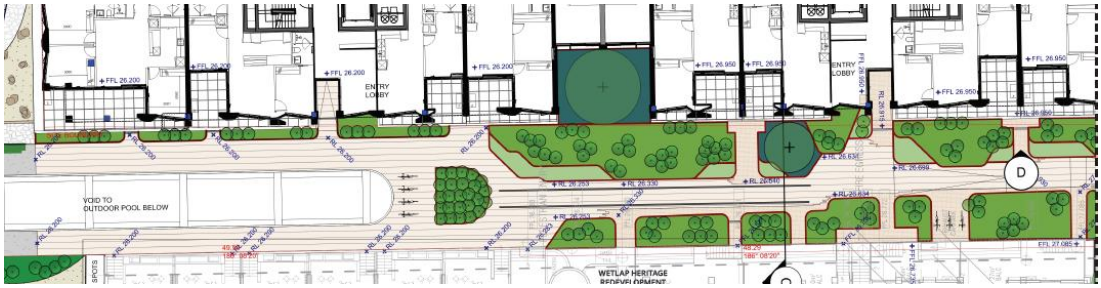


Figure 38 –Paper Trail Southern end

242. Concern was also raised by Council's Open Space/Urban Design Units with respect to the proximity of the bicycle hoops to the stairwell. However, Council's planning officers do not share this concern, with a sufficient separation provided between the bicycle parking facilities and the stairs.

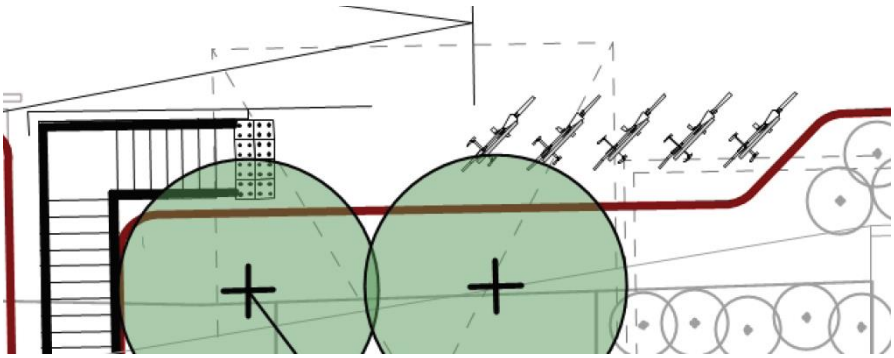


Figure 39 – separation between bicycle parking and stairs along the Paper Trail

243. In promoting the public realm functions of the site, the Paper Trail provides clear lines of sight, with multiple entrances to dwellings along the trail to encouraging passive surveillance. Council's Open Space/Urban Design Units have raised a concern with potential conflict points if the Paper Trail is to facilitate both pedestrian and cycle use, noting that the Integrated Transport Plan, which is an endorsed document under Volume 2 of the DP, depicts the Paper Trail as a 'shared path' i.e. to be used by cyclists and pedestrians. However, within Volume 1 of the DP at Figure 30 'Pedestrian Access and Movement Strategy', the Paper Trail is nominated as a 'secondary pedestrian route' only. A notation on each of the documents in Volume 2 states that where there is a discrepancy, Volume 1 is to take precinct. Therefore, the Paper Trail is to be a pedestrian link rather than a shared user path and therefore such potential conflicts between pedestrians and cyclists are not anticipated.

244. Council's Open Space/Urban Design Unit have requested additional details of the proposed grading and drainage strategy, raising concern also with respect to the loadbearing of areas where large trees are proposed. They have also requested podium sections with structural design to ensure landscape vision is feasible. This level detail would not normally be expected at the planning stage however, in this case it is considered reasonable to ensure the feasibility of what is proposed given the important contribution of landscaping and tree canopy to the amenity of the precinct, particularly along the Paper Trail and noting that the Paper Trail is to be built above a basement. It is recommended that this information is conditioned on any permit that issues.

245. A stair connection is provided between the Paper Trail and the east-west street between Workshop North and Wetlap Precincts. Initially the stairwell was provided within Council land, which was not supported. It is now contained on private land within the subject site. This arrangement is supported by Council's Open Space/Urban Design Units however they had recommended that the stairwell be widened to 1.8m. The stairs are proposed at 1.5m wide, however this has not been dimensioned. The applicant has advised that it is not feasible to widen the stairwell, with this adjacent to a retaining wall and a pedestrian entrance to the car parking area. Furthermore, the Pedestrian and Movement Strategy map, figure 30 on page 45 of the DP, depicts 1.5m wide footpaths within this location, as such, widening this connection to 1.8m is not considered necessary. A condition of any permit however should be added requiring the width of the stairwell to be dimensioned at a minimum of 1.5m.

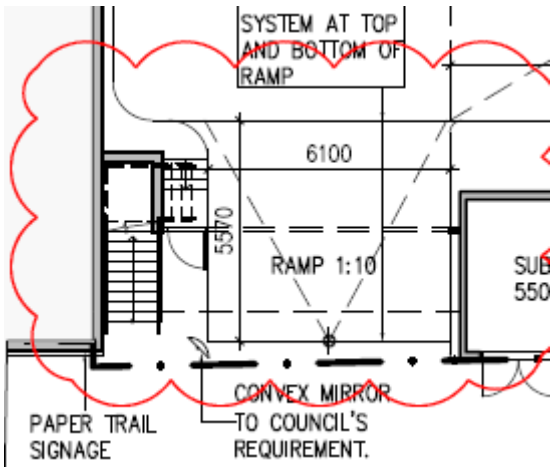


Figure 40 –Paper trail stairwell located in relation to Basement 1

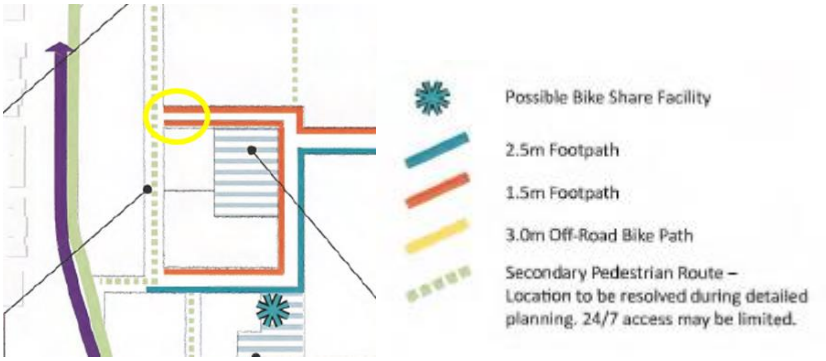


Figure 41 – Pedestrian and Movement Strategy map, Figure 30 of the DP (stairwell location circled yellow)

246. Additional information has also been requested by Council's Open Space Unit that is recommended as conditions for an amended landscape plan on any permit that issues. :

(a) Ensure that tactile pavers are within the title boundaries
(b) Provision for a bicycle wheel channel along the stairs

247. The landscaping treatment continues within an east-west link at the southern end of the site, connecting the Paper Trail with Chandler Highway. The soft landscaping is largely provided within a sub terrain level adjacent to the entrance of the Health and Wellness centre, with an elevated walkway connecting the Outer Circle with Chandler Highway.

248. Council's Open Space/Urban Design Units recommended that the elevated walkway be widened to 1.8m to mitigate potential conflicts with cyclists. However as previously clarified, the Paper Trail is not intended to be a 'shared path' therefore, cyclist use of the ramp will be minimal and widening of the path is not considered necessary or desirable based on the designation of this space as pedestrian priority. As the southern section of the elevated walkway is to be constructed flush to the Boiler House development (PLN20/0286), Council's Open Space/Urban Design Units has raised concern regarding the construction tolerance of this interface. This concern has been raised with the applicant in relation to PLN20/0286 and is to be addressed as part of the Boiler house application.

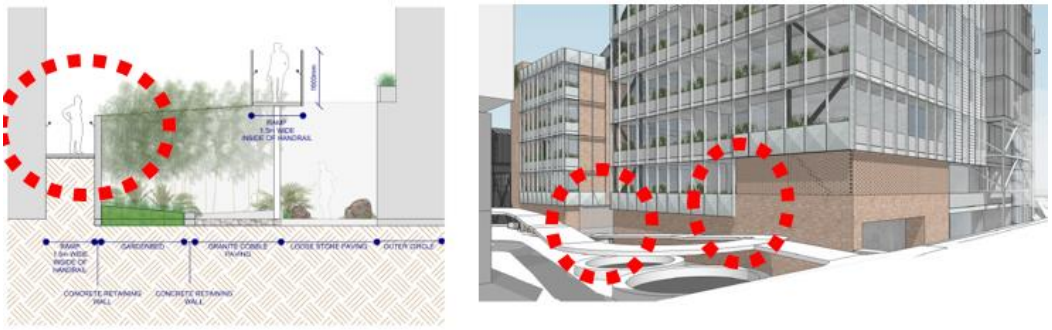


Figure 42 – interface between the elevated walkway and the Boiler House development (PLN20/0286)

249. Council's Open Space/Urban Design Unit are not supportive of the feature Maple tree within the south-east corner of the site on the basis that this area presents an opportunity for a much larger tree. It is recommended that a condition for a larger tree species in this area this be conditioned on any permit that issues.

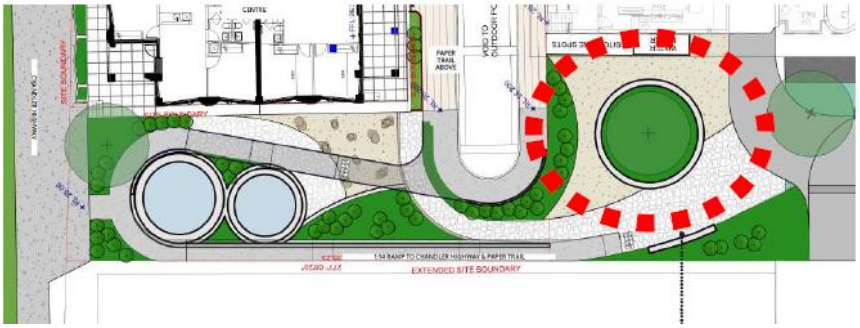


Figure 43 – feature maple tree recommended for replacement with larger tree

250. Raised planter boxes are provided along Chandler Highway, softening the appearance from the street. Opportunities for larger planter boxes to accommodate medium and large tree planting has also been provided along Chandler Highway, the Paper Trail and the corner of Chandler Highway and Mills Boulevard. However, Council's Open Space/Urban Design Units do not support the Ulmus parvifola adjacent to the ramp at the southern end of the site, requesting that this be replaced with a Corymbia maculata, to better reflect the tree species character proposed along Chandler Highway. This is recommended as a condition on any permit that issues.

251. Council's Open Space/Urban Design Units support the tree planting in the north-western corner of the site, however have requested the opportunity for a third tree in this area be investigated, based upon sufficient space and soil volume. This is recommended on any permit that issues. They have also sought clarification as to whether the trees in the north-western corner are to be included as these are outside title boundaries, however unlike other indicative tree planting outside the subject site, full details have been provided and will be endorsed. No further condition is necessary.

252. Upon review of the landscape plans, Council's Open Space and Urban Design teams raised concern with the consistency with other precincts. A discrepancy is noted between the endorsed landscape plans for the Workshop North Precinct. A footpath is depicted along the boundary of Workshop North, which is shown in the Aspect plans as garden beds. The applicant has advised that the footpath as shown on the Workshop North plans is only intended to be temporary to facilitate access to these dwellings until the Paper Trail is constructed, at which point, the temporary footpath can be removed and replaced with planters. This is an acceptable variation.

253. Council's Open Space and Urban Design team have also requested that adjacent landscape plans for future stages are overlayed to facilitate a wider review. However, it is not reasonable to require details beyond the scope of the precinct, and which have not yet been assessed or approved. The extent of assessment is limited to the precinct, having regard to any existing approved drawings.

254. Council's Open Space and Urban Design team have identified a sliver of land between the planter boxes and the title boundary. It was queried whether the planter boxes could be extended to the boundary line. This sliver is a result of the saw-tooth planter design, rather than a linear setback, with this contributing to the visual interest of the planters. However, to ensure that there is a differentiation between the private/public land, a non-slip/trip, demarcation marker is required along the boundary line. It is recommended that this be conditioned accordingly on any permit that issues.



Figure 44 – section through chandler highway showing setback of planter

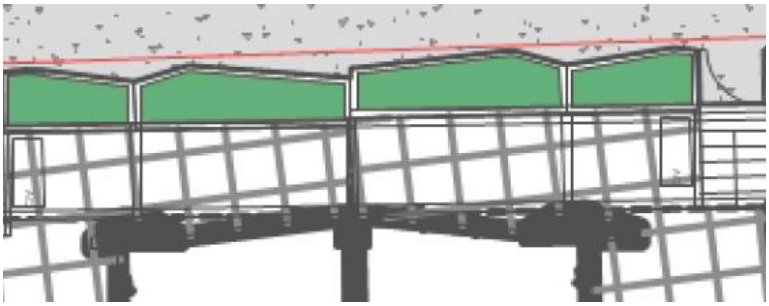


Figure 45 – Planter box alignment to Chandler Highway

255. Council's Open Space and Urban Design team have also requested the additional details to be included on the plans by way of condition, which are as follows:

(a) All existing and proposed levels and grading along the shared user path (**SUP**) to Chandler Highway
(b) Whether the existing SUP aligns with the title boundary, or whether the SUP will need to be extended
(c) Confirmation that the existing SUP is compliant with the maximum crossfall of 1:40
(d) Confirmation that stepped basement roof slab is concealed by the planter boxes, i.e. no stepping between the SUP and the planter boxes.
(e) Greater detail regarding soil volume calculations in garden beds, including details of subsurface drainage layers

256. The above matters can be largely dealt with by way of conditions, however, given that the SUP is an existing condition and a public road, it is not reasonable to require that the applicant demonstrate a 1:40 cross fall, however, a condition will require that the maximum cross fall of the SUP adjacent to the subject site be annotated.

257. Council's Engineering Services Unit has also reviewed the streets and publically accessible areas and upon review have identified a discrepancies in the levels at the boundary of the Paper Trail and Mills Boulevard:



Figure 46 – Proposed levels of Paper Trail & Mills Blvd Interface

258. Council's Engineering Service Unit has also requested the following additional detail, with (a) adding to the additional information requested by Council's Open Space and Urban Design Units. These matters will be conditioned accordingly:

(a) Levels and cross falls along Chandler Highway at 5m cross sectional intervals superimposed on the ground floor plan (i.e. Drw. A0100) depicting the existing back of kerb, eastern edge of the existing concrete footpath and proposed site boundary.
(b) Levels at site entrances to align with the approved Mills Boulevard civil plans and superimposed on the ground floor plan (i.e. Drw. A0100)
(c) Confirmation that the Paper Trail and ramp connecting to Chandler Highway will remain open (i.e. without gates), with ongoing public accessibility covered by a Section 173 Agreement.
(d) Subject boundary modified to include the full extent of the paved pedestrian area as illustrated in the figure below.

259. These recommendations should form conditions on any permit issued.

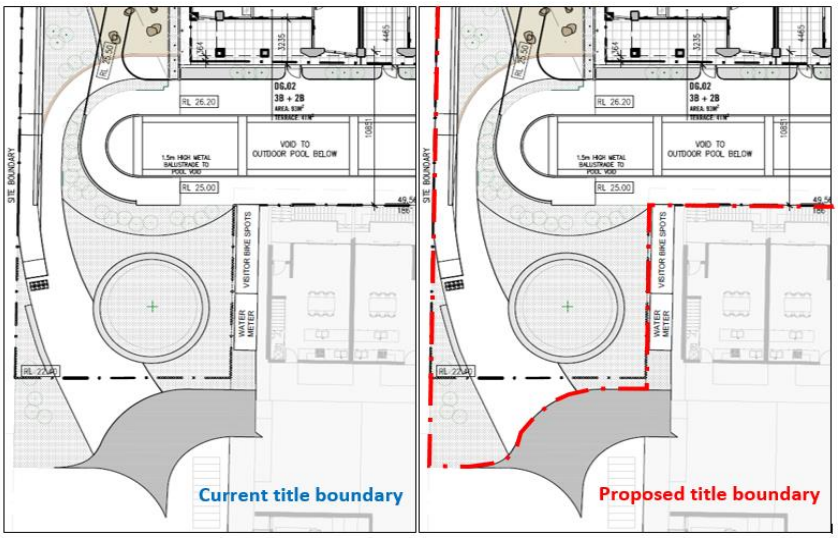


Figure 47 – south-eastern corner boundary alignment

Private Open space

260. The design guidelines for the Outer Circle Precinct state that where terraces and balconies are the primary open space for individual dwellings, 8sqm or greater is to be provided for apartments of 2 bedrooms or less and 10sqm for apartments of 3 bedrooms or greater, preferably with northern orientation and a 2m minimum internal dimension.

261. When the DP was created, there were no specific private open space requirements for apartments (with ResCode not applicable for residential developments more than 4 storeys). However, since that time, Clause 58 (Apartment Guidelines) has been introduced, which also introduced requirements for private open space. A comparison between the two requirements is provided within the table below:

	DP rate	Table D5 rate (Standard D19) of Clause 58
1 bedroom dwelling	8sqm, min 2m	8sqm, min 1.8m
2 bedroom dwelling	8sqm, min 2m	8sqm, min 2m
3 of more bedroom dwelling	10sqm, min 2m	12sqm, min 2.4m

262. As illustrated above, the DP standards are relatively similar, with the exception for a minimum 2m dimension required under the DP for single bedroom dwellings and a more generous open space requirement under Clause 58 for three bedroom dwellings. The DP rates are considered appropriate for 1 and 2 bedroom apartments, however the Clause 58 rates are considered to better reflect the amenity expectations for 3 or more bedroom apartments.

263. The Urban Context includes floor plan layouts with details of the balcony dimensions and areas. These demonstrate that all apartments will comply with both the DP open space requirements and Table D5 of Clause 58.

Side and rear fences

264. For the Outer Circle Precinct, a high acoustic wall or podium to Chandler Highway interface is encouraged to ensure the privacy of the dwellings and private open spaces adjoining the road. The proposed development has used a combination of landscaping and raised levels to avoid the need for high fencing to Chandler Highway. This is considered a preferred public realm outcome to a high fence. As discussed, subject to conditions, it is considered that the acoustic impacts can be adequately managed without the need to introduce high fencing along the Chandler Highway interface.

Environmentally Sustainable Design

Material re-use

265. The guidelines specify that brick and concrete salvaged from existing structures should be re-used on site.

266. The proposed development does not propose to re-use existing materials, with buildings on site having already been removed. The Sustainable Management Plan (SMP) submitted with the original application prepared by Cundall dated 2 September 2020, indicates that recycled and environmentally sustainable materials will be used including:
    (a) 95% of timber to be recycled or plantation timber, with all timber FSC (Forest Stewardship Council) or AFS (Australian Forest Certification) certified,
    (b) Constructed roads to be 95% recycled material.
    (c) PVC content to be sourced from an ISO 14001 certified supplier
    (d) The building envelope to use plasterboard with >10% recycled gypsum.

267. Council's ESD advisor also further recommended that an Environmental Management Plan be provided to cover construction waste, with an aim for 80 percent construction waste to be recycled and also that that the Head contractor to be ISO 14001 accredited . These recommendations will be conditioned accordingly.

Solar access and passive energy efficiency

268. The design guidelines seek to minimise the number of indoor and outdoor living areas with a southerly orientation. The proposed development has been well designed to avoid apartments with a southerly orientation, with only one apartment (Apartment D4.02) facing south. However, as this apartment is on the south-east corner of the building and elevated at Level 4, it is expected to receive direct morning sunlight and an appropriate level of internal amenity.

269. The main open space area for Apartment B4.01 is also located to the south, however this apartment has a secondary 16sqm west-facing balcony and a westerly outlook for its primary living area.

270. The design guidelines also seek to demonstrate ESD compliance at Planning Application stage through to architectural and landscape designs consistent with or exceeding the requirements of the ESD technical reports. The endorsed ESD Strategy within Part 2 of the DP relies heavily on the UDIA EnviroDevelopment tool and commits to meeting the relevant criteria for all buildings within the Amcor development.

271. The SMP submitted with the application contains an assessment table referencing the Sustainable Design Assessment in the Planning Process (SDAPP) including BESS (Built Environment Sustainability Scorecard), EnviroDevelopment tool and the endorsed ESD Strategy with Part 2 of the DP. The proposed development is to contain the following features (as outlined within the SMP report):
    (a) 6.5 star average NatHERS rating,
    (b) LED timers and motion sensors throughout the development,
    (c) A 56.25kWp solar PV array system to contribute to onsite consumption,
    (d) At least 95% of all paints, ahesives and sealants to meet the T-VOC content limits,
    (e) Energy Efficient heating/cooling, and
    (f) Water efficient fixtures and taps.

272. Council's ESD advisor raised concern that the SMP did not meet Council's ESD policy primarily due insufficient daylight for dwellings. Despite a score of 50% in IEQ shown to be achieved, insufficient evidence has been provided to demonstrate that Credit 1.3 (Winter sunlight) of the BESS assessment is met. To achieve this credit, 70% of dwellings would need to receive at least 3 hours of direct sunlight in all living areas between 9and 3pm in mid-winter. Council's ESD advisor has also raised concern with the extent to which living rooms fail (only 9% compliant against a target of 80%) needs to be addressed through a redesign.

273. In response to daylight concerns raised by Council's ESD advisor, a memo dated 14 July 2020 prepared by Cundall acknowledged that Credit 1.3 cannot be achieved and instead sought to rely on additional Credit 2.1 (Effective Natural Ventilation) in order to meet an IEQ score of 100%. To achieve this, it would need to be demonstrated that 100% of dwellings meet the requirements for either cross ventilation or single sided ventilation to bedrooms and living areas. All bedrooms comfortably meet the single sided ventilation requirements, being less than 5m in depth, however concern has been raised by Council's ESD advisor that not all living areas achieve the natural ventilation requirements.

274. Despite the SMP indicated that 66% of dwellings would receive cross-ventilation, the applicant subsequently advised that 100% of living spaces would be cross-ventilated. However, the supplementary 'cross ventilation' plans provided by the applicant demonstrate

that a number of the cross-ventilation breeze paths rely on windows with the same orientation, therefore do not constitute 'cross ventilation'.

275. In response to Council Officer's concerns with the inaccurate 'cross ventilation' assessment and the poor daylight levels, the permit applicant provided a revised SMP report prepared by Cundall and dated 15 January 2021. This updated the daylight score, indicating that 86% of living rooms would now receive a daylight factor greater than 1%. This is a significant improvement on 9%. It is understood that this is as a result of an improvement to the Visual Light Transmittance (VLT) in the glazing, which is shown as a 'Green single' with a VLT of 0.69.

276. The report however was not accompanied by a revised daylight analysis, only calculations that are not easily understood or interpreted. The sample of apartments tested is also different and therefore is not a true comparison. Therefore, a condition of any permit issued should include a condition for an updated daylight analysis, including the sample dwellings as per the SMP report dated 2 September 2019, but updated to demonstrate that at least 80% of living rooms achieve a daylight factor of 1% for 90% of their floor area in accordance with BESS daylight requirements.

277. Additionally, it is not clear whether the change in glazing will affect the cooling loads, with these calculations having not changed. It is recommended that all apartments achieve cooling loads of no greater than 21MJ/$m^{2.}$ This will be discussed later within this report within the Clause 58 assessment. Additionally, it is not clear whether the alternate glazing is compatible with the acoustic attenuation requirements. Additionally, any tint should be a neutral grey i.e. not green, to ensure that it does not compromise the appearance of the development. These matters are recommended to be included as conditions as part of an amended SMP report.

278. While the layout of the apartments generally supports opportunities for a good level of daylight and ventilation, there is concern with the layout of Apartment Type 2.6 as identified in Figure 48 below, which has a main living area set back 2.4m beyond a covered balcony. As demonstrated in the daylight modelling, even at Level 5, this resulted in substandard daylight access within the main living area. Notwithstanding the improved glazing, the layout is still unlikely to perform well. The layout also misses the opportunity for cross ventilation to the living room. It is therefore recommended that these apartments are reconfigured to reverse the floor plate so that the living room is directly adjacent to the external edge of the facade, this is likely to require one of the bedrooms to be deleted. This will be required by condition on any permit that issues.



Figure 48 – Daylight modelling for Apartment C5.07 (source: Cundall SMP)

279. Other deficiencies noted by Council's ESD advisor included the reverse cycle system efficiency and the omission for separate collection of organic waste. In response to these matters, Cundall in their memo dated 14 July 2020 advised that a 10% improvement in the system efficiency could be targeted. This was deemed to be satisfactory by Council's ESD advisor, recommending that based upon this advice, a condition of any permit that issues, include a condition that heating and cooling systems achieve a 10% improvement in system efficiency (COP & EER).

280. Council's ESD advisor also requested the following additional information:

    (a) Clarification of operable windows for the Typical Façade (A1100) and consider alternative window designs to increase access to natural air flow in apartments
    (b) Provide a statement as to how car parking will be ventilated
    (c) Clarify which 'constructed roads', the 95% recycled material target applies
    (d) Ensure a Waste Management Plan is provided to manage responsibilities and expectations around operational waste.
    (e) Landscape plan to provide >90% local native species.
    (f) Provide a statement as to how materials selection has been undertaken to reduce urban heat island effect.

281. The operability of windows is shown on both plans and elevation, through a combination of awning windows and sliding windows, consistent with (a) above. In response to item b), the applicant has advised that the car park will be naturally ventilated through louvers. These are not shown on the plans and it is unclear how louvers could adequately ventilate two levels of basement. This condition will also need to ensure that any louvers are appropriately located and integrated within the development. In response to Item d), a Waste Management Plan has been submitted with the application and will be assessed under the relevant section. In response to Condition f), the applicant advised that a green wall has been incorporated into the design. Council's ESD advisor notes that this is not clearly shown on the plans, with this needing to be addressed via condition. As will be discussed, a condition of permit will also require a communal roof terrace to be provided to one of the rooftops. In addition to improving the amenity for the future residents, this will also further assist in reducing the heat island effect. The remaining items (i.e. c and e) will form conditions of permit.

282. Council's Strategic Transport officer has also recommended that electric Vehicle infrastructure to be provided to enable future conversion for electric vehicles. These recommendations should be included as a condition of any permit that is issued.

Water cycle management

283. The design guidelines refer to the Water Cycle Management section of the ESD and services technical reports. The guidelines also encourage green roofs for areas exceeding 100sqm.

284. A STORM Report has been provided achieving a score of 107%, demonstrating best practice in stormwater management. This relies upon 1,325m^2 of roof draining to 60kL of storage to be use for irrigation and toilet flushing for 50% of all bedrooms. Council's ESD advisor was satisfied with the water cycle management processes provided. The two, 30kL rainwater tanks have been included on the plans, however a note has not been provided that they are to be connected to toilet flushing. This will be conditioned accordingly.

285. Contrary to the design guidelines, there are no green roofs proposed as discussed above. There is extensive roof space that could adequately cater for a landscaped roof top terrace. This would also contribute to an improved amenity for the future residents, as will be discussed later in the report. This is a matter that will be addressed via condition.

Heritage Interpretation

286. The design guidelines refer to the Conservation Management Plan for interpretation opportunities. The Conservation Management Plan encourages interpretation strategies such as street names, signage, entry markers, re-used/recycled materials, artwork and the like. It also encourages an interpretation plan to be prepared.

287. Additional detail on the interpretation plan is provided within Section 3.9 (Heritage and Interpretation) of the DP (Part 1). This includes the heritage link along the eastern edge of the site as illustrated in the map below.

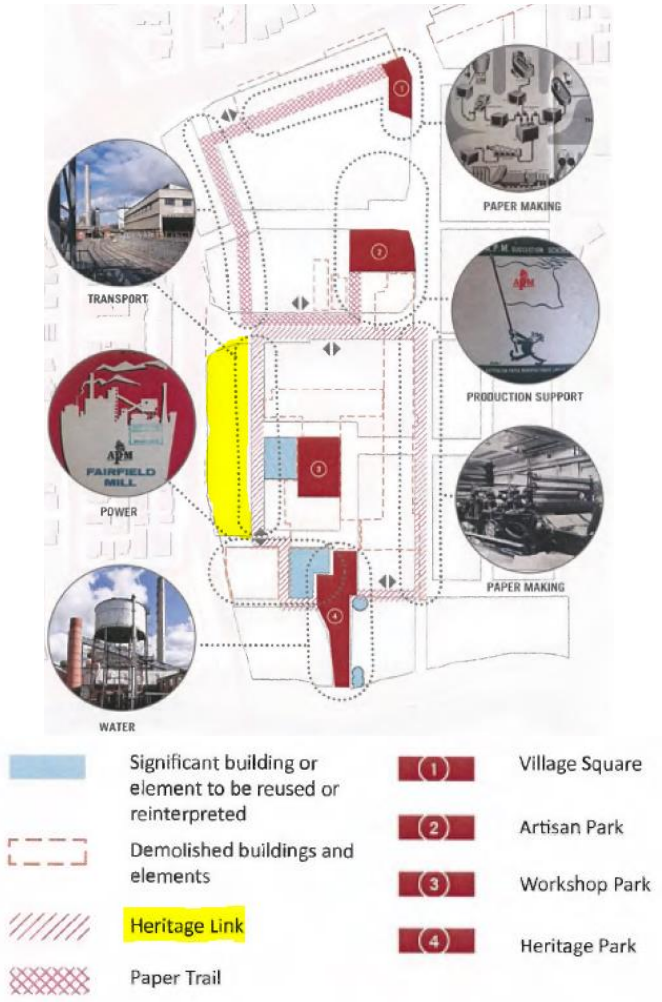


Figure 49: Figure 38 on p52 of the Development Plan (Subject site highlighted in yellow)

288. Limited detail has been provided regarding the heritage interpretation for the site, and in particular along the paper trail. While the landscape plan makes reference to feature brick inlays and corten steel planters, it is considered that there are greater opportunities for integrating heritage interpretation markers within the Outer Circle Paper trail that will be more overt. This should be integrated as part of the landscaping plan informed by a Heritage Interpretation Strategy prepared by a suitably qualified heritage consultant. This is recommended as a condition on any permit that issues.

Apartment Specific Guidelines

Design treatment for common areas

289. External lighting is encouraged and concealment points avoided.

290. The design guidelines also seek to minimise the length of common area internal corridors, encourage natural light and ventilation and provide a minimum corridor width of 1.8m. The

proposed internal corridors are all a minimum 1.8m wide, increasing to 2m wide within lift lobbies. Each internal corridor also has direct access to natural light with operable windows provided for natural ventilation.

Parking and driveways

291. The design guidelines encourage consolidated car parking located beneath the Paper Trail. The car park entry should be in accordance with the guidelines.

292. The proposed development is consistent with the design guidelines, with car parking located within the basement and concealed from the public realm. The location of the access is in accordance with Figure 95 (Transport: Roads, Parking and Waste) of the DP (Figure 50 below), with this connecting to the road to the east at the mid point of the site. Further assessment of the access and design of the car parking areas is provided within a later section of the report.

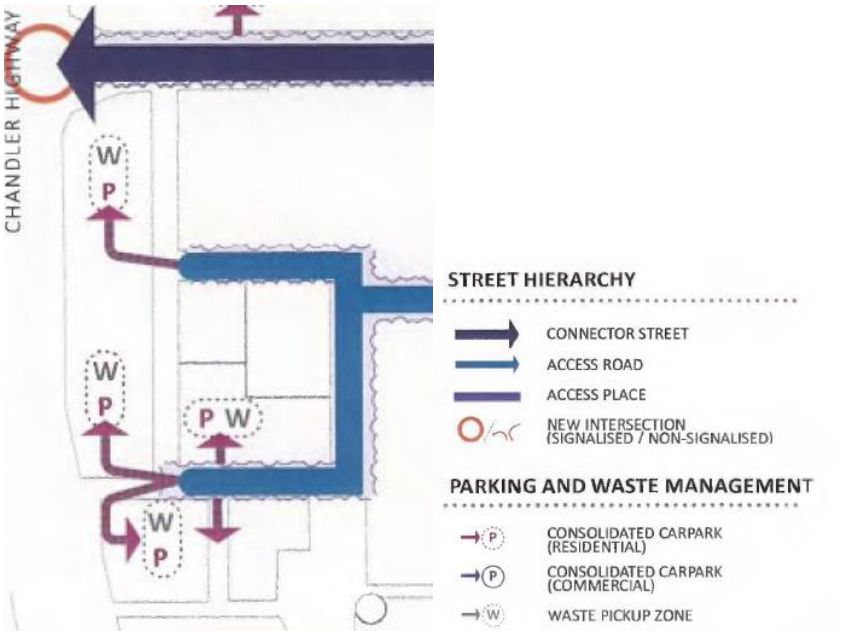


Figure 50 – Figure 95 of the DP - Transport: Roads, Parking and Waste

Waste Management and loading areas

293. The design guidelines require a consolidated waste pick up location consistent with a management plan be provided, with bins to be stored in designated waste storage areas concealed from the street. The plans clearly nominate waste storage areas located internal to the buildings, concealed from public view, with access shared with the vehicle access point to the site.

294. A Waste Management Plan (WMP) prepared by Leigh Design dated 25 November 2019 was submitted at further information stage (replacing version dated 2 September 2019. This includes the following details on waste management:

(a) Four waste streams including general waste, recycling, food organics and hard/e-waste is to be provided;

(b) Collection is to occur up to twice a week for waste and recycling and once a week for organics, with hard/e-waste an at call service.

(c) All waste is to be collected by a private contractor directly from the basement level waste rooms; and

(d) Waste vehicles are to enter and exit the site in a forwards direction.

295. Council's City Works Branch has reviewed the WMP and has advised that the report is satisfactory. However, further changes to the development are recommended, which may impact upon the waste generation and collection requirements. It is therefore recommended that a condition require an amended waste management plan to reflect any changes as required by the amended plans under condition 1 of any permit that issues.

Clause 58 (Apartment Developments)

296. The following assessment applies specifically to the proposed residential apartments.

Standard D1 – Urban context

297. This standard has two purposes:
(a) To ensure that the design responds to the existing urban context or contributes to a preferred future development of the area; and
(b) That development responds to the features of the site and the surrounding area.

298. These matters are discussed in detail with the assessment of the DP earlier in the report.

Standard D2 – Residential Policies

299. As outlined earlier within the Strategic Justification section, there is general policy support for the proposed development.

Standard D3 –Dwelling diversity

300. The application contains a mix of dwelling types and sizes as encouraged under this Standard. The application plans indicate a distribution of 67 one-bedroom (33%), 128 two-bedroom (62%) and 11 three-bedroom (5%) apartments. While the majority of dwellings within the proposed development are two bedroom, the wider Alphington Paper Mill Site will provide a diverse mix of dwelling sizes, including the three and four bedroom townhouses and detached dwellings approved within Precincts 4 and 5.

Standard D4 - Infrastructure

301. As discussed with the DP assessment, it appears that the proposed development will have adequate connection to existing and upgraded utility services and infrastructure, including the provision of an onsite substation.

302. Inclusion of rainwater tanks, detention system and a PV array will also assist in lessening the demand on existing services. The standard is considered to be achieved.

Standard D5 – Integration with the street

303. Integration with the abutting streetscapes has been discussed previously within the DP assessment.

Standard D6 – Energy efficiency

304. This standard seeks to ensure that buildings are orientated to make appropriate use of solar energy and sited to ensure that the energy efficiency of existing adjoining dwellings is not unreasonably reduced. Dwellings should also not exceed the maximum NatHERS annual cooling load of 21 Mj/m^2 (Climate zone 62 – Moorabbin). There are a number of apartments that would exceed the cooling load requirements, with 13 of the 57 apartments tested exceeding 21Mj/m^2, with exceedances occurring at all levels. The exceedances in the cooling loads would result in an unacceptable reliance upon artificial cooling. To address this

concern, it is recommended that external shading devices are provided, unless glazing upgrades can satisfactorily address cooling loads without compromising acceptable daylight levels. This will be conditioned accordingly.

305. Further discussion regarding the energy efficiency of the development has been provided within the DP assessment

Standard D7 – Communal open space

306. This Standard requires developments with greater than 40 dwellings to provide a minimum of 2.5sqm of communal open space per dwelling or 250sqm, whichever the lesser. In the case of the subject site, the lesser is 250sqm.The proposed 'Health and Wellness' facility, while largely internal, provides an attractive communal facility for the future residents, including both an indoor and outdoor pool and exercise rooms. The outdoor pool area at approximately 300sqm would meet the minimum communal open space requirements, however its usability as an open space area is rigid and limit in function.

307. The only other external spaces within the development are the Paper Trail along the eastern boundary and some landscaped areas beneath the access ramp to the south of the Health and Wellness Centre. Due to their restricted size and primary function as places for traversing, it is considered that these areas offer limited contribution toward 'Communal Open Space'.

308. The design guidance for interpreting Standard within the '*Apartment Design Guidelines for Victoria*' confirms that '*internal common spaces, entry-ways and narrow service and access routes are not included in the measurement of open space*.' In this regard, the majority of the Health and Wellness Centre (being internal), the Paper Trail and the area to the south of the Health and Wellness Centre are not considered to qualify as communal open space, with their design and function as spaces to pass through rather than a place to dwell.

309. It is noted that there are lawn areas toward the northern end of the Paper Trail, which are identified as 'informal gathering spaces' on the landscape plan. These areas, which are 3m wide and raked at either end, would provide a small area in which residents could sit. However with each of these areas approximately 40sqm each (i.e. total of 120sqm), the provision of outdoor areas is significantly below what would be expected for a development of this scale (i.e. 250sqm).

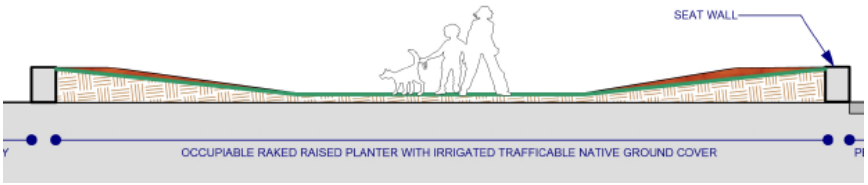


Figure 51 – Longitude section of 'informal gathering spaces' along the Paper Trail

310. The design and location of the communal open space is otherwise consistent with Standard D7, insofar as:

(a) The location of both the 'informal gathering spaces' and the outdoor pool are provided with passive surveillance from the adjacent apartments;

(b) These spaces will not overlook into any habitable spaces, beyond that from the internal walkways;

(c) Landscape opportunities have been maximised in the spaces; and

(d) It is not expected that the size and scale of these spaces would result in excess noise impacts.

311. To address the lack of usable outdoor communal open space, it is recommended that the proposed development is redesigned to introduce a roof top terrace to at least one of the roof top areas to the building, with a minimum dimension of 250sqm, with this to be available to all residents of the development. This area is also to include soft planting to minimise the heat island effect from excessive roof space. This is recommended as a condition of permit, if one is to issue.

Standard D8 – Solar access to communal open space

312. The standard encourages communal outdoor open space to be located on the northern side of a building if appropriate. It also seeks to ensure at least 50 per cent, or 125sqm, whichever the lesser, of the primary outdoor open space area receives a minimum two hours of sunlight a day between 9am and 3pm on 21 June.

313. The outdoor pool, being sub terrain, would receive little direct sunlight. While shadow diagrams for 21 June have not been provided, based upon the extent of shadow at the September Equinox (see below), it would not be expected that the lawn area would meet this requirement, being overshadowed in by Precinct 5 to the east in the morning and the proposed development in the afternoon. Given the scale of the proposal, accommodating 206 apartments, the poor response to Standard D8 is considered unacceptable.

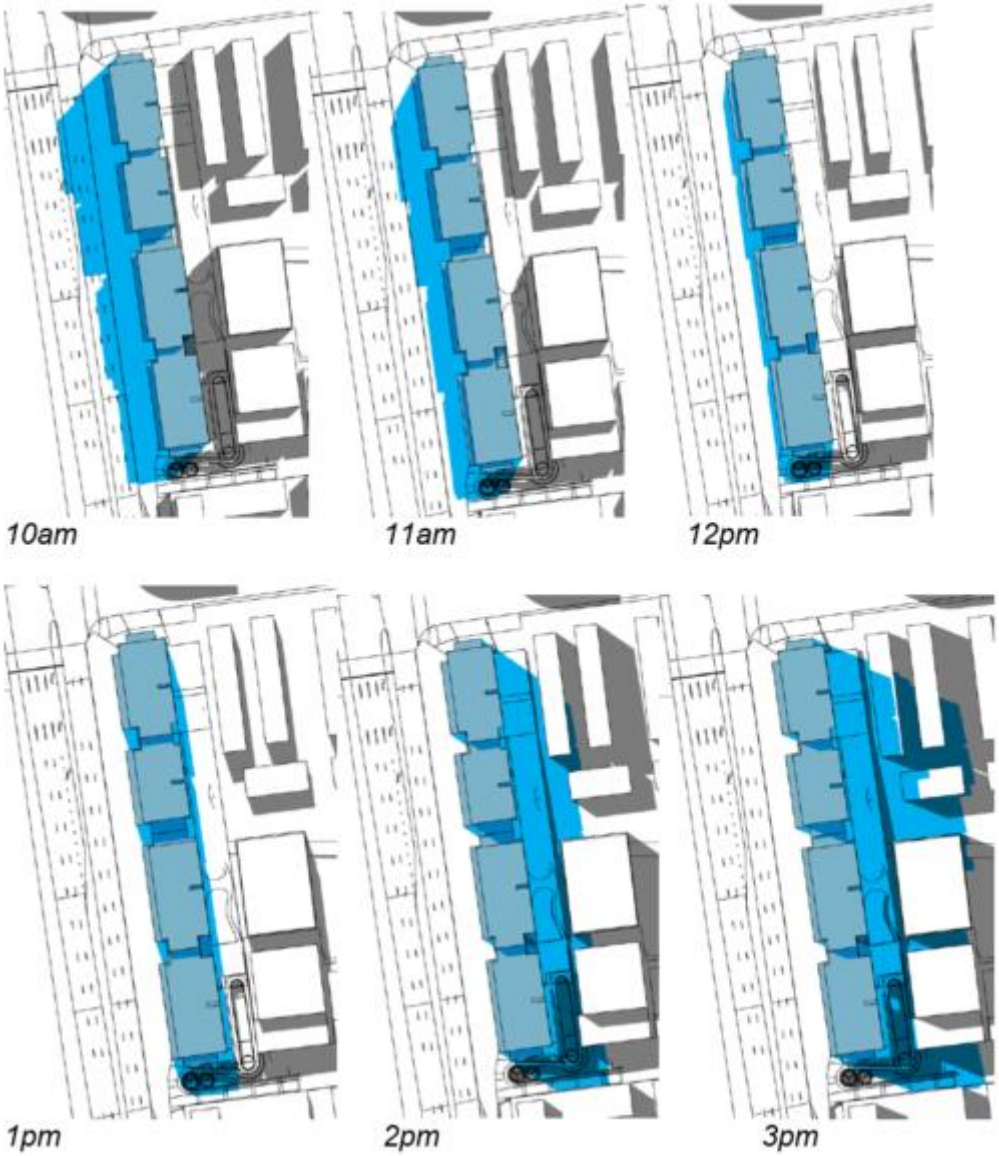


Figure 52 – September Equinox Shadow diagrams

314. As discussed above, a condition is recommended for a communal outdoor space to be added to the roof top of at least one of the buildings. The provision of a roof top communal open space will also ensure that the Standard D8 is met.

Standard D9 – Safety

315. This standard seeks to ensure that the layout of development provides for the safety and security of residents and property. The public/private interaction of the development has been discussed within the DP assessment earlier. Standard D9 also encourages good lighting, visibility and surveillance of car parks and internal access ways. The proposed development is considered to achieve this standard in the following ways:

(a) The carpark is secure and centrally located within the building. It provides an open layout with clear accessibility to the lift cores;

(b) Indoor corridor spaces are sufficiently wide with lift access to each buildings; and

(c) Details of lighting internal to the building are not provided at planning stage; however it is considered that adequate lighting could be provided to illuminate these areas.

Standard D10 – Landscaping

316. There are no specific landscape controls for Precinct 3A within the DP design guidelines.

317. Standard D10 encourages landscape layout and design to achieve the following:

(a) Be responsive to the site context;

(b) Protect any predominant landscape features of the area;

(c) Take into account the soil type and drainage patterns of the site and integrate planting and water management;

(d) Allow for intended vegetation growth and structural protection of buildings;

(e) In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals;

(f) Provide a safe, attractive and functional environment for residents;

(g) Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration; and

(h) Maximise deep soil areas for planting of canopy trees.

318. Based on the site area of 5,131sqm, pursuant to Standard D10, deep soil areas of 15% of the site (i.e. 769sqm) should be provided, with a minimum dimension of 6m. This is to support one large tree or two medium trees per 90sqm of deep soil (i.e. 8 large trees/16 medium trees). The proposed development does not provide any deep soil areas, however the landscape plan does include a number of raised planters supporting opportunities for tree planting. This is to accommodate four semi advanced tree species (9-20m high) and eight small-medium tree species (4-9m high), thereby consistent with the tree planting expectations under Standard D10.

319. A variation to the deep soil planting areas is also considered acceptable on the basis that the DP already nominates various public open space areas to be delivered as part of the overall development of the former paper mill site equating to 7,500sqm (4.5% of the site). Additionally, a 30m wide linear park is also required to be delivered adjacent to the Yarra River. This provision of open space across the entire development site, in addition to the on-site garden beds, is considered to achieve the landscaping objectives of Standard D10.

Standard D11 – Access

320. This standard relates to the number and location of vehicle access points. The proposed development access arrangements have been discussed within the assessment of the DP and will be further discussed within the car parking assessment later in the report.

Standard D12 – Parking location

321. Lift and stair access is provided from within the car parking areas to all levels of the development. This ensures convenient access for residents and visitors in accordance with Standard D12. The design of the car parking area will be further discussed within the car parking section later within this report.

Standard D13 – Integrated water and stormwater management

322. Integrated water and stormwater management has been discussed previously within the DP assessment of Water Cycle Management.

Standard D14 – Building setbacks

323. This standard provides general guidance on setbacks, including consideration of daylight, overlooking and outlook. These matters have previously been considered within the DP assessment.

Standard D15 – Internal views

324. As discussed within the DP assessment, internal views have been adequately addressed.

Standard D16 – Noise impacts

325. The proposed development is not located proximate to any noise generating areas as listed under this Standard. While the site is adjacent to Chandler Highway, the Annual Average Daily Traffic Volume identified on the Department of Transport Open Data is 16,000 movements, and substantially below the 40,000 trigger under Standard D16. Nevertheless, an acoustic report was prepared in accordance with the DP requirements, which considers road noise disturbance, among other matters. This has been discussed earlier within the DP assessment.

Standard D17 – Accessibility objective

326. This standard requires at least 50 percent of dwellings to have:

    (a) Clear opening with of at least 850mm at the entrance to the dwelling and main bedroom;

    (b) Clear path with a minimum with of 1.2m connecting a dwelling entry to the main bedroom, an adaptable bathroom and living area;

    (c) Main bedroom with access to an adaptable bathroom; and

    (d) At least one adaptable bathroom meeting Design A and B within Table D4 contained within the Standard.

327. The accessibility design requirements are required to be met for 50% of dwellings. The clause 58 assessment submitted with the application suggest that the accessibility standard has been met for 71% of dwellings, exceeding the minimum standard. The detailed floor plan layouts provided within the urban context report however omit dimensions of the doorway widths, which are required to be 850mm or 820mm for bathrooms in Design Option B. The BADS (Clause 58) assessment table submitted indicates that entrance doors for all apartments will be 920mm, however, there is no detail for bedrooms

328. Furthermore, in some cases where bathrooms have been designed to meet Design Option B, there are discrepancies with these requirements, such as the toilet not being closest to the door opening and doors opening inwards, which have not been confirmed to have removable hinges. These matters can be addressed via condition.

Standard D18 – Building entry and circulation

329. The standard encourages entries to be visible and easily identifiable as well as providing shelter and a sense of personal address. There is also further guidance on the layout and design of buildings. These matters are also covered within the DP Design Guidelines and have been assessed earlier in this report.

Standard D19 – Private open space

330. The private open space provision has been discussed within the DP assessment based upon the rates contained within design guidelines.

Standard D20 – Storage

331. The standard encourages each dwelling to have convenient access to usable and secure storage space in accordance with Table D6 (below)

Table D6 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

332. The BADS (Clause 58) assessment table demonstrates that a variation is sought for nine of the 1 bedroom dwellings (which have a total storage volume of $8m^3$ to $9m^3$) and 35 of the two bedroom dwellings (which have a total storage between $10m^3$ and $13m^3$).

333. In assessing a reduction to the standard, the decision guidelines require consideration of the useability, functionality and location of storage facilities provided for the dwellings. All dwellings will have a minimum $2.9m^3$ above-bonnet storage cage, conveniently located above the allocated car space. With the exception for three apartments, the apartments will meet the minimum storage volumes internal to the dwellings. With the exception of those three apartments, the overall storage shortfall is relatively minor, limited to $1\text{-}2m^3$. Given the minor variation, the convenience of the above-bonnet storage and the compliance with the internal storage requirements, the variation to the Standard is considered acceptable for those apartments.

334. The three apartments where the minimum internal storage volumes are not met are to two bedroom apartments (D1.03, D2.03 and D3.03). The storage provided is equivalent to a one bedroom apartment, with $7m^3$ internal storage and $10m^3$ overall. This is a noticeable reduction from Standard D20 and would likely have an adverse impact on the storage needs of the future occupants; noting that these apartments may have up to 4 occupants. To ensure that there is sufficient storage available for the future occupants, a condition of any permit that issues will require the storage volume within these dwellings to be increased to a minimum of $9m^3$ in accordance with the minimum internal storage volume of Table D6. While

there will still be a $2m^3$ reduction to the total storage available, the variation is considered acceptable given the external storage, in the form of a $2.9m^3$ above bonnet cage, would be convenient and usable for future residents.

Standard D21 – Common property

335. This standard states that developments should clearly delineate public, communal and private areas. Common property should also be functional and capable of efficient management.

336. Where private areas are adjacent to communal areas, such as along the Paper Trail, these areas are clearly delineated by fencing. The communal areas are functional and readily accessible from communal corridors and lifts. The proposed common property areas do not appear to create any spaces that would be difficult to maintain by a future Owners Corporation.

Standard D22 – Site services

337. Site services and mailbox locations have been discussed earlier within the assessment of the DP design guidelines.

Standard D23 – Waste and recycling

338. Waste management for the site has previously been discussed under the DP Design Guidelines.

Standard D24 – Functional layout

Bedrooms

339. Table D7 within Standard D24 states that the main bedroom should have minimum dimensions of 3.4m x 3m with remaining bedrooms at 3m x 3m. This is to exclude wardrobes. The BADS (Clause 58) assessment table demonstrates that bedrooms in all apartments meet the minimum requirements, with the exception for 21 main bedrooms (of three apartment types). In these cases, the minimum dimensions for an ‘other bedroom’ (i.e. 3m x 3m) are met. While not meeting the ‘main bedroom’ size requirements, the rooms are functional and well-proportioned to offer an acceptable level of amenity to future occupants as discussed below:

    (a) In the case of Apartment Type 2.14, generous full-length built-in-robes are provided, which can accommodate any additional storage needs within the bedroom.

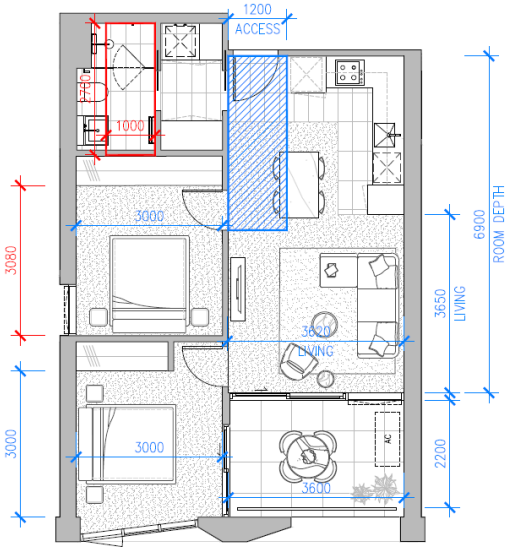


Figure 53: Apartment Type 2.14

(b) The main bedroom in Apartment Type 2.19 is only marginally less than the standard at 3.35m x 3m with the proposed 5cm variation unlikely to be perceivable.
(c) Apartment Type 2.26 provides two rooms above the minimum size at 3.29m and 3.25m by 3m, thereby offering both bedrooms with comfortably-sized areas.

340. For the above reasons, these variations are considered acceptable and consistent with the objective to provide function areas that meet the needs of residents.

Living areas

341. Table D8 within Standard D24 specifies a minimum area of 10sqm and width of 3.3m be provided for single bedroom dwellings, and a minimum area of 12sqm with a minimum width of 3.6m for two or more bedroom dwellings. This is to exclude kitchen and dining areas. The BADS (Clause 58) assessment table and individual apartment layouts within the Urban Context Report demonstrates that all apartments are compliant with the requisite living room dimensions.

Standard D25 – Room depth

342. This Standard discourages single aspect rooms exceeding a room depth of 2.5m times the ceiling height. The section drawings indicate that floor to ceiling heights to living rooms are 2.7m, thus room depths should not exceed 6.75m.The standard states however, that this can be increased to 9m for single aspect open plan habitable rooms, provided that the kitchen is the furthest from the window and the ceiling is at least 2.7m high.

343. The BADS (Clause 58) assessment table and individual apartment layouts within the Urban Context Report demonstrates that all apartments are compliant with the requisite room depths, with only the open plan living rooms exceeding 6.75m in depth, however by no greater depth than 8.3m.

Standard D26 – Windows

344. This standard requires all habitable room windows to have a window to an external wall of a building. Where a window providing daylight is to a smaller secondary area within a bedroom, the secondary area needs to be clear to the sky, a minimum width of 1.2m and maximum depth of 1.5 times the width. All rooms have a window to an external wall of the building. There are no habitable rooms that rely on a smaller secondary area for daylight. The standard is therefore met.

Standard D27 – Natural ventilation

345. This standard encourages that at least 40 per cent of dwelling provide effective cross ventilation that has:

(a) A maximum breeze path through the dwelling of 18m;

(b) Minimum breeze path through the dwelling of 5m; and

(c) Ventilation openings with approximately the same area.

346. The BADS (Clause 58) assessment table suggests that cross ventilation is provided to a minimum of 41% of the development, consistent with the standard. The cross-ventilation plans provided do not include the length of breeze paths and in some cases, show breeze paths through solid walls, such as apartments DG.09 and CG.02 (see Figure 54 below). However, based on Council officer's assessment, adequate breeze paths have been provided for the nominated apartments. In this regard, it is considered that Standard D27 is met.

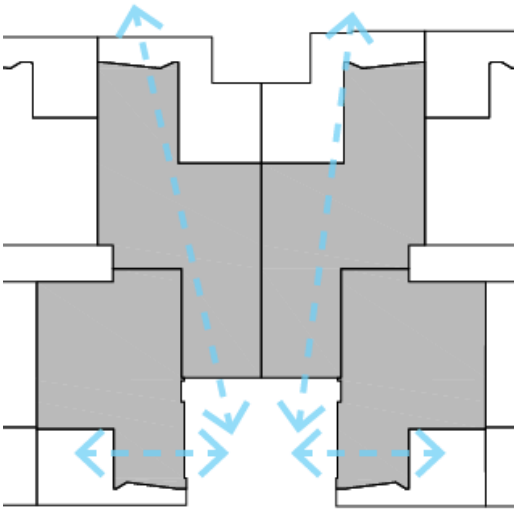


Figure 54: Excerpt from Cross ventilation for Apartments DG.07, DG.09, CG.02 & CG.03

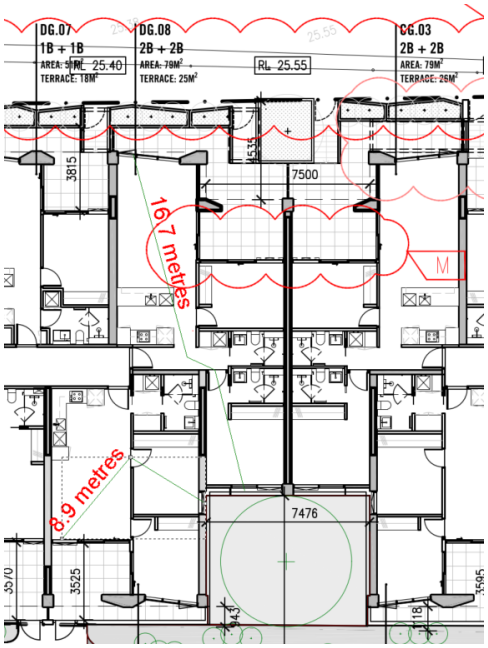


Figure 55: Officer analysis demonstrating compliance with Standard D27 for DG07 and DG09

347. While Council's ESD advisor has raised concern with the limited cross ventilation throughout the development, given that it is meeting the requirements for apartment development, with 41% of apartments, this is considered an acceptable outcome.

Car parking, Bicycle facilities, Design and Access and Traffic generation

Car Parking

348. The development contains 238 car spaces, with 217 resident spaces and 21 visitor spaces. This meets the statutory requirement for resident spaces but is less than the statutory requirement for visitors by 20 spaces.

349. However, the endorsed Traffic Management Plan within Volume 2 of the DP supports a reduced rate for visitor parking of 0.12 per dwelling for apartment developments. Applying this would generate a requirement of 24 visitor spaces. The proposal would also fall short of this requirement by 3 spaces. However, as discussed earlier in this report, it is proposed to delete a level from both Building A and B, this is expected to result in seven fewer apartments within the development. Even with this reduction, the number of visitor spaces would still not achieve the development plan, with the reduced scale of the proposal still generating a requirement for 23 spaces. To ensure that sufficient visitor car parking is provided to meet the demand, a condition of permit is recommended that visitor car parking be provided at a rate of 0.12 spaces per dwelling.

Bicycle Facilities

350. The development requires 41 resident bicycle spaces and 21 visitor bicycle spaces to be provided on the site under Clause 52.34. A total of 226 bicycle spaces are provided on site, with 206 for residents and 32 for visitors. As such, these requirements are well exceeded.

351. The residential bicycle space provision meets SDAPP best practice standards of 1 space per dwelling (i.e. 206 spaces). The 32 visitor bicycle spaces however fall short of best practice of 0.25 visitor spaces per dwelling (i.e. 52 spaces). It is noted that the plans show provision for an additional 20 spaces outside the subject site, adjacent to the Wetlap precinct. These spaces cannot be included as they are not within the boundaries of the subject site. These spaces are also not consistent with bicycle spaces as shown on the plans for the Wetlap proposal (PLN19/0931). Additional spaces (both within and outside the subject site) were added as part of the S50 Amendment in response to the advice from Council's Strategic Transport unit to achieve SDAPP best practice. Therefore, to ensure that this is still achieved, a condition is recommended on any permit that issues requiring the relocation/removal of the visitor spaces outside the subject site and provision of total visitor bicycle parking at 0.25 spaces per dwelling within the site boundaries, readily accessible to visitors.

352. Additionally, Council's Strategic Transport officers noted in their review of the amended plans that 7 of the visitor spaces do not have sufficient spacing to accommodate two bicycles, with 0.74m rather than 1m clearance as required by AS2890.3. A condition of any permit that issues will therefore require visitor spaces to be designed (and spaced) in accordance with AS2890.3.

353. In regard to the residential bicycle spaces, Council's Strategic Transport has raised concern that the storage areas do not appear to be secure within the basement. It is recommended that this is rectified on any permit that issues. Additionally, only approximately 11% of spaces horizontal at-grade unevenly distributed across the three facilities. This is not considered acceptable, with AS2890.3 requiring a minimum of 20% horizontal spaces, these should also be distributed evenly across the three sites. This should be included on any permit that issues.

Car Park Design and Access

354. The car parking design and access arrangements have been assessed by Council's Engineering Services Unit under clause 52.06-9 of the Scheme and relevant clauses of the Australian/New Zealand Standards AS/NZS 2890.6:2009. While there were some concerns raised regarding visibility sightlines and the width of the internal ramp not facilitate passing movements. These matters were addressed in the amended plans submitted pursuant to section 50 through the provision of convex mirrors and a light warning system in order to regulate movements within the internal ramped accessway.

Traffic Generation

355. The Traffic Impact Assessment submitted with the original application prepared by GTA and dated 8 August 2019 anticipate an additional 721 vehicle movements per day, with 72 vehicle movements during the peak hour.

356. While Council's Engineering Service Unit raised no concern with the traffic movements associated with the subject development, they requested further detail regarding the potential cumulative impact from other approved developments on the intersections of Chandler Highway/Mills Boulevard and Mills Boulevard/Heidelberg Road, querying whether these are in line with those contemplated in the endorsed Traffic Management Plan (TMP) within Volume 2 of the DP.

357. GTA has clarified that the microsimulation modelling approved for the endorsed TMP contemplates up to 2,500 dwellings (including supplementary retail and commercial uses) within the full development of the master plan. Based upon the current development applications that have either been constructed, approved or under consideration, an estimate of 2,370 dwellings is expected within the full development of the masterplan. As the expected number of dwellings is less than original contemplated within the TMP and the previous microsimulation modelling, the approved and future development precincts are expected to generate less traffic that accounted for in the endorsed TMP. Based upon this further clarification, the traffic impact from the development, and the overall site is considered satisfactory.

External Consultation

358. None as advised earlier, the application is exempt from the notice and appeal provision of the *Planning and Environment Act 1987.*

Internal Consultation (One Yarra)

359. Several internal departments were referred the application and their comments form part of this report.

Financial Implications

360. None at this stage. However, there is a risk for a challenge of any decision Council makes at the Victorian Civil and Administrative Tribunal.

Economic Implications

361. The proposal would facilitate economic growth through construction related jobs and introduction of additional residents to the area.

Sustainability Implications

362. Sustainability has been considered as part of the assessment of the application.

Social Implications

363. No particular social implications are known.

Human Rights Implications

364. No Human Rights implications are known.

Communications with CALD Communities Implications

365. No CALD community implications are known.

Council Plan, Strategy and Policy Implications

366. All relevant policies have been referenced within the report.

Legal Implications

367. None.

Conclusion

368. Based on the above assessment and subject to the conditions discussed throughout, the proposal is considered to substantially comply with the relevant planning policy pursuant to the Yarra Planning Scheme and the aspirations of the Alphington Paper Mill Development Plan December 2016 for the Outer Circle Precinct.

369. Subject to the proposed reduction in the overall scale of Buildings A and B as previously discussed, it is considered that the proposed development would contribute positively to the former Alphington Paper Mill development site and should be supported.

RECOMMENDATION

That Council:

(a) note the report of officers assessing the planning permit application; and
(b) Advise the Tribunal that if it were it a position, it would have issued Planning Permit PLN19/0606 for Construction of a multi-storey apartment building and a reduction of the statutory car parking requirements generally in accordance with the Development Plan, generally in accordance with the plans and reports noted previously as the “decision plans” and subject to the following conditions set out below.

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 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 Drawing Ref. A0098 – A0120, A0900-A0902, A0950, A0951, A1100, A1600-A1605, A2050 and A2500 prepared by Elenberg Fraser dated 10 July 2020 (Rev F) but modified to show:

   (a) Deletion of Level 7 to Building A;

   (b) Deletion of Level 6 to Building B;
   (c) Dimension the upper level setbacks level 5 of Building A from the north and west title boundaries to be a minimum of 2.2m;
   (d) Greater openings / transparency in the balustrade above the vehicle entrance from the Paper Trail to Warson Crescent as depicted in sketch plan provided on 18 October 2020;
   (e) Redesign of main entrances along the Paper Trail to be more visually prominent;
   (f) Front fences to dwellings facing the Paper Trail to be 1.7m in height with 25% openings;
   (g) All screening treatments to prevent overlooking to be clearly shown on plans and elevations and detail a maximum 25% transparency or a suitable alternative;
   (h) Obscure glazing to prevent overlooking to be depicted as fixed or with restricted openings;
   (i) Additional screening to windows as required between east-facing apartments facing the

lightcourt between Buildings C and D and B and C at Levels 1 to 3 to prevent overlooking within 9m;

(j) Additional screening at Level 5 between Buildings B and C to prevent overlooking within 9m;
(k) Details (height, material) of dividing screens/walls between balconies;
(l) External materials and finishes of all external elements to be detailed on the elevations;
(m) Height and material of the service cabinets on the northern elevation, to generally match the adjacent planter boxes;
(n) Service doors facing the public realm to have doors that open 180 degrees;
(o) Levels and cross falls along Chandler Highway at 5m cross sectional intervals superimposed on the ground floor plan (i.e. Drw. A0100) depicting the existing back of kerb, eastern edge of the existing concrete footpath and proposed site boundary.
(p) Levels at site entrances to align with the approved Mills Boulevard civil plans and superimposed on the ground floor plan (i.e. Drw. A0100)
(q) Notation that the Paper Trail and ramp connecting to Chandler Highway will remain open (i.e. without gates);
(r) Subject site title boundary to be modified to include the full extent of the paved pedestrian area in the south-eastern corner of the site;
(s) Reverse the floor plate of Apartment Type 2.6 so that the main living area is directly adjacent to the external edge of the façade, deleting the second bedroom as required;
(t) Any louvers to the car park for natural ventilation to be clearly shown on plans and elevations, with such louvers to be appropriately located and integrated into the overall design of the development;
(u) Notation that rainwater tanks are to be connected to toilets for flushing;
(v) Provision for a roof top terrace with a minimum of 250sqm to at least one of the building roof spaces;
(w) Bathrooms to accessible apartments to demonstrate full compliance with either Option A or Option B in Table D4 of clause 58.05-1 of the Yarra Planning Scheme;
(x) Doorway widths to accessible apartments dimensioned on detailed floor plan layouts, to comply with Standard D17 of Clause 58.05-1 of the Yarra Planning Scheme;
(y) Internal storage volumes to D1.03, D2.03 and D3.03 increased to a minimum $9m^3$;
(z) Visitor bicycle spaces to be designed (and spaces) in accordance with AS2890;
(aa) Residential bicycle storage facilities to be located within secure lockable facilities within the basement, with a minimum of 20% horizontal spaces distributed evenly across the residential bicycle storage areas;
(bb) Plan notations confirming the following infrastructure within both basements:
    i. One or more distribution boards within each basement level with capacity for future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;
    ii. A scalable load management system to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand;
    iii. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers;
    iv. Bays to be marked as ‘EV ready’

Reports

(cc) any requirements as a result of the endorsed Sustainable Management Plan report pursuant to condition 11 to be shown on plans;
(dd) any requirements as a result of the endorsed Acoustic Report pursuant to condition 13 to be shown on plans;
(ee) any requirements as a result of the endorsed Environmental Wind Assessment pursuant to condition 16 to be shown on plans;
(ff) any amendments as require by the endorsed Landscape Plan pursuant to condition 18 to be shown on plans;

Ongoing Architect Involvement

2. As part of the ongoing consultant team, Elenberg Fraser 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.

General

3. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

4. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

5. Before the buildings are 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.

6. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

7. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

8. Before the buildings are occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Health and Wellness Centre

9. The Health and Wellness Centre may only be used by residents of the Former Alphington Paper Mill site (and their guests).

Façade Strategy

10. 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 (including all lobby areas) and doors, and utilities and typical tower facade details;
    (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, including any vegetation; and
    (d) a sample board and coloured drawings and renders outlining colours, materials and finishes.

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

Sustainable Management Plan

12. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan (SMP) 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 SMP must be generally in accordance with the Sustainable Management Plan prepared by Cundall and dated 2 September 2019, but modified to include or show:

    (a) Environmental Management Plan, with aim of 80 per cent recycled construction waste;

    (b) Head contractor to be ISO 14001 accredited;

    (c) Revised daylight modelling assessment of the dwelling sample on pages 9, 10 and 11 but modified to demonstrate that at least 80% of living rooms achieve a daylight factor of 1% for 90% of their floor area ensuring that any changes to glazing:

        i. is compatible with the acoustic attenuation requirements under the endorsed Acoustic report pursuant to condition 13

        ii. does not impact the appearance of the development as shown on the endorsed architectural drawings and within the façade strategy pursuant to condition 9

    (d) Heating and cooling systems to achieve a 10% improvement in system efficiency;

    (e) Details of car park ventilation to both levels of the basement car parking;

    (f) Clarification of 'construction roads' the 95% recycled material target applied, with this located within the subject site pertaining to this permit;

    (g) All dwellings designed to not exceed the 21MJ/m^2 cooling loads;

    (h) Electric Vehicle infrastructure as follows:

        i. One or more distribution boards within each basement level with capacity for future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;
        ii. A scalable load management system to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand;
        iii. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers;

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

Acoustic Reports

14. In conjunction with the submission of development plans under Condition 1, 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 Normal Disney Young dated 2 September 2019, but modified to include (or show, or address):

    (a) Confirmation that hourly road traffic noise targets are to be met for all hours

    (b) Traffic noise level testing at the site boundary and accompanied by traffic counts

    (c) Minimum acoustic (Rw) ratings to be specified for glazing, including complete glass window and door (i.e. not just glazing)

    (d) Mechanical equipment within the development to comply with lower SEPP N-1 limits if identified;

(e) Noise from the carpark entrance gate to be assessed to sleep disturbance targets;

(f) Advice to manage noise and vibration impacts from the Health and Wellness Centre including structure borne noise from free weights and running machines and airborne noise from the outdoor pools.

15. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

16. Ongoing involvement of Acoustic Logic or otherwise suitably qualified acoustic consultant to the satisfaction of the Responsible Authority, to advise on acoustic measures at detailed design stage of the development.

17. Prior to the occupation of the development, or at a later date as agreed in writing by the Responsible Authority, a further Acoustic Report prepared by Acoustic Logic or another suitably qualified acoustic engineer, must be submitted to and approved by the Responsible Authority. Once approved by the Responsible Authority, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess whether the noise measures contained within the endorsed acoustic report required pursuant to Condition 13 have been implemented and whether they achieve the necessary noise targets contained within.

Wind Assessment Report

18. In conjunction with the submission of development plans under Condition 1, an amended Environmental Wind Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Environmental Wind Assessment will be endorsed and will form part of this permit. The amended Environmental Wind Assessment must be generally in accordance with the Environmental Wind Assessment prepared by MEL Consultants dated 13 July 2020 but modified to include (or show):

(a) An assessment of the impact upon environmental wind conditions as a result of the amendments pursuant to Condition 1 of this permit.

(b) Updated wind tunnel testing to include anticipated built form massing of adjoining sites as per the Alphington Paper Mill Development Plan for sites not yet approved i.e. Wetlap precinct

(c) An assessment of the environmental wind conditions within private balconies including balconies between Buildings B & C and any recommended changes needed to achieve walking criteria.

(d) An assessment of the roof top terrace/s introduced by Condition 1, with appropriate criteria to be met having regarding to the functions of the area e.g. sitting areas.

19. The provisions, recommendations and requirements of the endorsed Environmental Wind Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Landscaping

20. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by MDG and dated 30 July 2020, but modified to include (or show):
(a) Consistency with the architectural drawings pursuant to Condition 1;

(b) Location and details of lighting to illuminate the publically accessible walkways, communal courtyards, building and dwelling entries;

(c) Notation/details confirming 'feathering of brick paving is compatible with proposed concrete plank pavers within the Paper Trail.

(d) Stairway from the Paper Trail dimensioned at a minimum 1.5m wide;

(e) Greater openings/transparency of the balustrade above the vehicle entrance from the Paper Trail to Warson Crescent as depicted in the sketch plan provided on 18 October 2020

(f) Front fences to dwellings facing the Paper Trail to be 1.7m in height with 25% openings

(g) Details of proposed grading and drainage strategy for open areas;

(h) Sections through the podium to illustrate coordination with structural design and viability of landscape design.

(i) Ensure tactile pavers are contained within title boundaries;

(j) Bicycle wheel channel along the stairs from the Paper Trail;

(k) Details of the endorsed Heritage Interpretation Strategy pursuant to Condition 22;

(l) Details of any green walls

(m) Maple tree within the south-east corner replaced with a larger tree species;

(n) Ulmus parvifola adjacent to the southern ramp along Chandler Highway replaced with a Corymbia maculata;

(o) A third tree added within the garden bed at north-west corner of the site, unless insufficient soil volume is available;

(p) A non slip/trip demarcation marker to delineate the title boundary along Chandler Highway;

(q) Levels and maximum cross falls along Chandler Highway at 5m cross sectional intervals superimposed on the ground floor plan (i.e. Drw. A0100) depicting the existing back of kerb, eastern edge of the existing concrete footpath and proposed site boundary.

(r) Any land between the existing Shared User Path and the title boundary of the subject site clearly highlighted, including a surface treatment to extend the Shared User Path;

(s) Demonstrate that the basement roof slab is concealed by the planter boxes, i.e. no stepping between the Shared User Path and the planter boxes.

(t) Greater detail regarding soil volume calculations in garden beds, including details of subsurface drainage layers;

(u) At least 90% local native plant species;

(v) Details of soft landscaping to the roof top communal terrace as required by Condition 1;

(w) Location and details of wayfinding signage;

21. Before the building is occupied, or such later date as is approved by the Responsible Authority, the landscaping works shown on the endorsed landscaping plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans 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;

(c) Functioning irrigation system to all planted areas, and

(d) replacing any dead, diseased, dying or damaged plants,

all to the satisfaction of the Responsible Authority.

Heritage Interpretation Strategy

22. Before the development commences, a Heritage Interpretation Strategy to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Heritage Interpretation Strategy will form part of this permit. The Heritage Interpretation Strategy must be prepared by a suitably qualified heritage consultant and include/show:

    (a) Within the 'Paper Trail' north-south link and other publically accessibly areas, site heritage interpretation signage, entry markers, re-used/recycled materials, artwork generally in accordance with the endorsed Conservation Management Plan under Volume 2 of the Alphington Paper Mill Development Plan.

Lighting

23. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkways and dwelling entrances must be provided. Lighting must be:

    (a) located;

    (b) directed;

    (c) shielded; and

    (d) of limited intensity,

    to the satisfaction of the Responsible Authority.

Waste Management Plan

24. 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 Irwin Consult and dated 27 July 2020, but modified to include:

    (a) Any changes required as a result of the amended plans pursuant to Condition 1.

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

Green Travel Plan

26. Before the development commences, 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 GTA Consultants and dated 5 September 2019, but modified to include or show:

    (a) Updated visitor bicycle space provision
    (b) Any other changes as a result of the amended plans pursuant to Condition1

27. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Department of Transport (Conditions 27-31)

28. Unless otherwise agreed in writing with the Head, Transport for Victoria (TfV) before the commencement of the development, excluding excavation, piling, site preparation works, amended plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

    (a) new/updated bus shelter and all associated infrastructure in an agreed location on Grange Road (west side north bound);
    (b) the inclusion of Passenger Information Displays (PIDS) in the vicinity of the bus stop;
    (c) the bus stop clear of any street furniture and obstacles; and
    (d) a design compliant with the Disability Discrimination Act 1992 (Cth);

    all to the satisfaction of the TfV.

29. Prior to the occupation of the development, all works outlined on the endorsed plans for the updated bus stop, must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria.

30. Prior to the occupation of the development, the Head, Transport for Victoria must be provided with GPS co-ordinates of the bus stop(s) and high-resolution photos (300dpi) of the bus stop (streetscape perspective including the entire stop) to the satisfaction of the Head, Transport for Victoria.

31. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Chandler Highway is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Head, Transport for Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing bus.stop.relocations@transport.vic.gov.au

32. The permit holder must ensure that public transport infrastructure is not altered without the consent of the Head, Transport for Victoria or damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

Section 173 – Paper Trail

33. Unless otherwise agreed by the Responsible Authority, prior commencement of the development authorised by this permit, 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) Upon completion of the development, the Owner must provide unfettered 24 hour access to the Outer Circle Paper Trail and the connection to Chandler Highway to the south;
    (b) The owner is responsible for maintaining the Outer Circle Paper Trail at the cost of the owners of the site and to the satisfaction of the Yarra City Council;
    (c) The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the public liability and indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land described in condition 22(a).

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.

Title boundaries

34. Prior to the occupation of the development or the subdivision of the subject site, whichever occurs first, the title boundary of the subject site to be modified to include the full extent of the paved pedestrian area in the south-eastern corner of the site.

Developer Contributions

35. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Road Infrastructure

36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the road (i.e. Warson Crescent) providing vehicle access to the site from Latrobe Avenue 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.

37. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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:
    (a) at the permit holder's cost; and
    (b) to the satisfaction of the Responsible Authority.

38. Before the buildings are occupied, the footpaths, kerbs, channels and roadways adjacent to the site are to be constructed to the satisfaction of the Responsible Authority.

Car parking

39. Before the building 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;
    (c) line-marked or provided with some adequate means of showing the car parking spaces;

    to the satisfaction of the Responsible Authority.

Construction Management

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

    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;

    (b) works necessary to protect road and other infrastructure;

    (c) remediation of any damage to road and other infrastructure;

    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

    (e) facilities for vehicle washing, which must be located on the land;

    (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

    (g) site security;

    (h) management of any environmental hazards including, but not limited to,:

        (i) contaminated soil;

        (ii) materials and waste;

        (iii) dust;

        (iv) stormwater contamination from run-off and wash-waters;

        (v) sediment from the land on roads;

        (vi) washing of concrete trucks and other vehicles and machinery; and

        (vii) spillage from refuelling cranes and other vehicles and machinery;

    (i) the construction program;

    (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

    (k) parking facilities for construction workers;

    (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

    (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

    (n) measures to maintain the access and integrity of the continuous bike path along Heidelberg Road;

    (o) 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;

    (p) 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;

    (q) 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

(r) any site-specific requirements.

During the construction:

(s) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(t) 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;

(u) vehicle borne material must not accumulate on the roads abutting the land;

(v) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(w) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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

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

43. 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 am or after 6 pm;

(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or

(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time Expiry

44. This permit will expire if:

(a) the development is not commenced within two years of the date of this permit; or
(b) the development is not completed within four years of the 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:

Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved

Development Contributions Plan.

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.

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

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

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

All future property owners, occupiers or visitors, within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

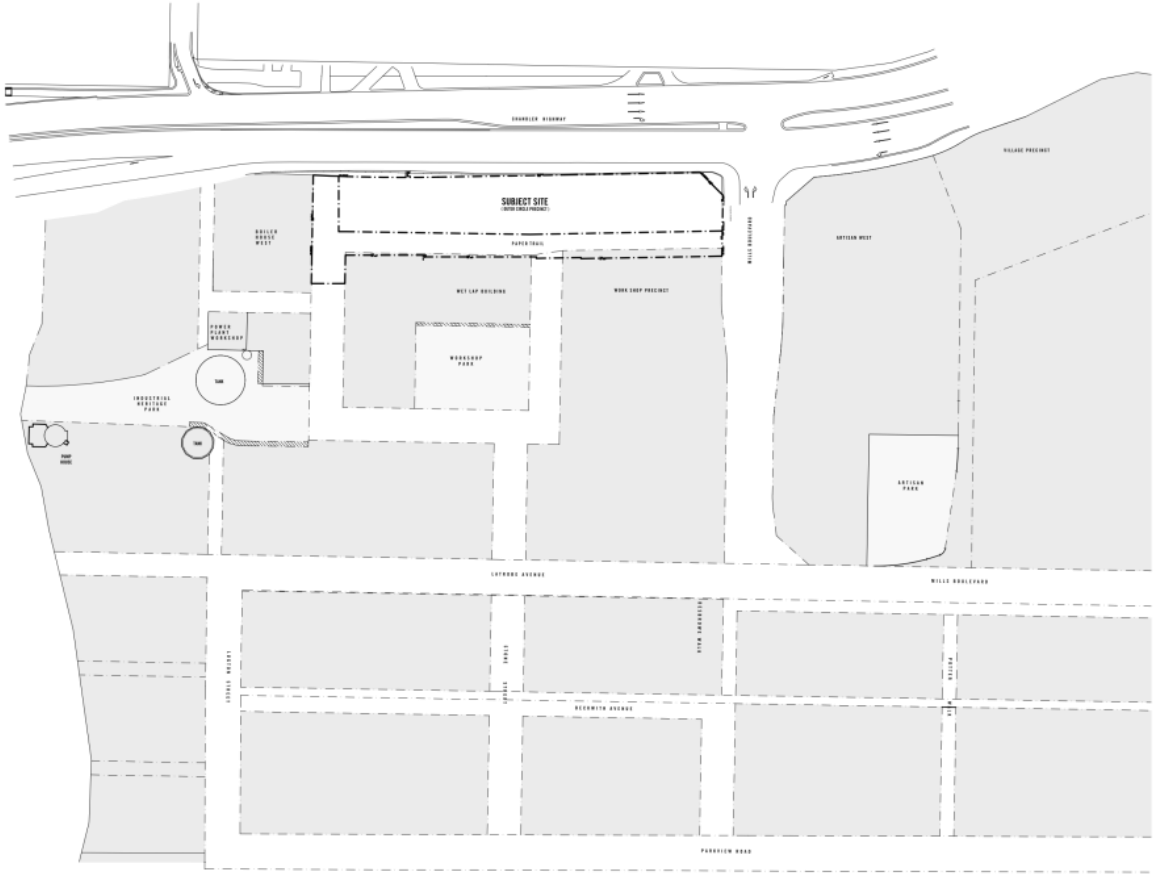
CONTACT OFFICER: **Amy Hodgen**
TITLE: **Coordinator Statutory Planning**
TEL: **9205 5334**

Attachments

1⇩ Decision Plans
2⇩ Landscape Plans
3⇩ Department of Transport S55 Referral Comments
4⇩ External Urban Designer Comments - Mark Sheppard (Kinetica)
5⇩ Applicant's Urban Designer Comments - Rob McGauran (MGS)
6⇩ Open Space and Urban Design Units Comments (on public realm)
7⇩ ESD Advisor Comments
8⇩ Engineering Services Unit Comments
9⇩ Strategic Transport Unit Comments
10⇩ City Works Unit Comments (on Waste Management Plan)
11⇩ SLR Consulting Acoustic Comments
12⇩ SLR Consulting Acoustic Additional comments
13⇩ Vipac Wind Consultants Comments

Attachment 1 - Decision Plans

18022 - 60 CHANDLER HIGHWAY
ALPHINGTON
TOWN PLANNING



DRAWING LIST

SITE INFORMATION
A0000 DRAWING LIST & LOCATION PLAN
A0001 SURVEY & TITLE PLAN
A0002 SITE PLAN

GENERAL ARRANGEMENT FLOOR PLANS
A0098 BASEMENT 02 PLAN
A0099 BASEMENT 01 PLAN
A0100 LEVEL 00 FLOOR PLAN
A0101 LEVEL 01 FLOOR PLAN
A0102 LEVEL 02 FLOOR PLAN
A0103 LEVEL 03 FLOOR PLAN
A0104 LEVEL 04 FLOOR PLAN
A0105 LEVEL 05 FLOOR PLAN
A0106 LEVEL 06 FLOOR PLAN
A0107 LEVEL 07 FLOOR PLAN
A0120 ROOF PLAN OVERALL

ELEVATIONS
A0900 WEST ELEVATION - CHANDLER HIGHWAY
A0901 EAST ELEVATION - PAPER TRAIL
A0902 NORTH & SOUTH ELEVATION

SECTIONS
A0950 SECTION A-A
A0951 SECTION B-B

ELEMENTAL BUILDING & SYSTEM DETAILS
A1100 TYPICAL FACADE DETAIL

WALL SECTIONS
A1600 CHANDLER HIGHWAY STREET INTERFACE SHEET 01
A1601 CHANDLER HIGHWAY STREET INTERFACE SHEET 02
A1602 CHANDLER HIGHWAY STREET INTERFACE SHEET 03
A1603 CHANDLER HIGHWAY STREET INTERFACE SHEET 04
A1604 CHANDLER HIGHWAY STREET INTERFACE SHEET 05
A1605 PAPER TRAIL RAMP SECTION

COMMON AREA PLANS
A2050 HEALTH & WELLNESS PLAN

APARTMENT TYPE PLANS
A2500 APARTMENT TYPE PLANS - 1.4, 2.9 & 3.1

Rev No.	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
D	28.06.2019	ISSUED FOR TP SUBMISSION	BS
C	26.06.2019	ISSUED FOR TP SUBMISSION	MN
D	15.11.2019	ISSUED FOR TP RFI SUBMISSION	HW
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	KM

SCALE@A1 1:1000
PRELIMINARY
NOT FOR CONSTRUCTION

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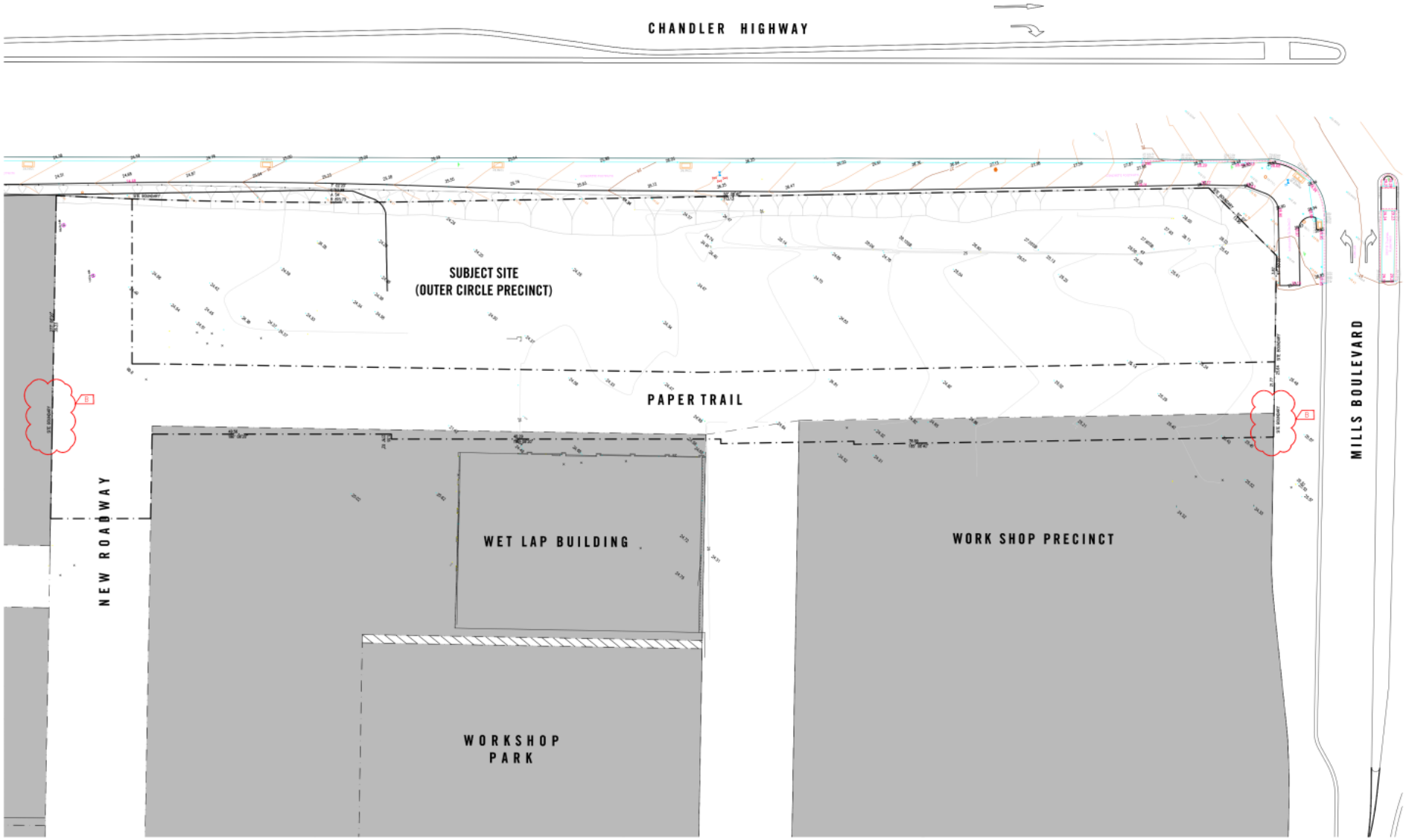
60 CHANDLER HIGHWAY,
ALPHINGTON
GLENVILL

DRAWING LIST & LOCATION PLAN

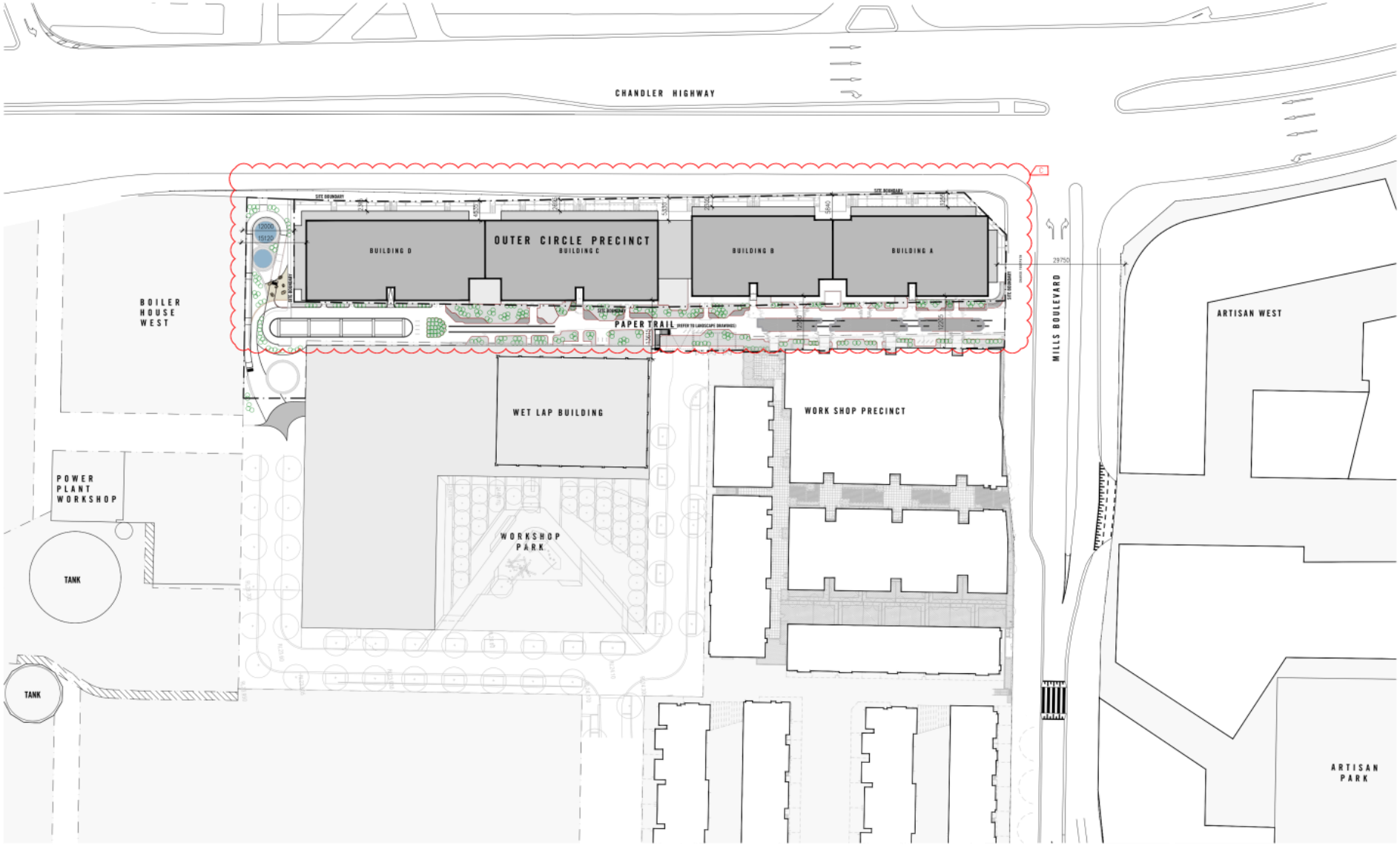
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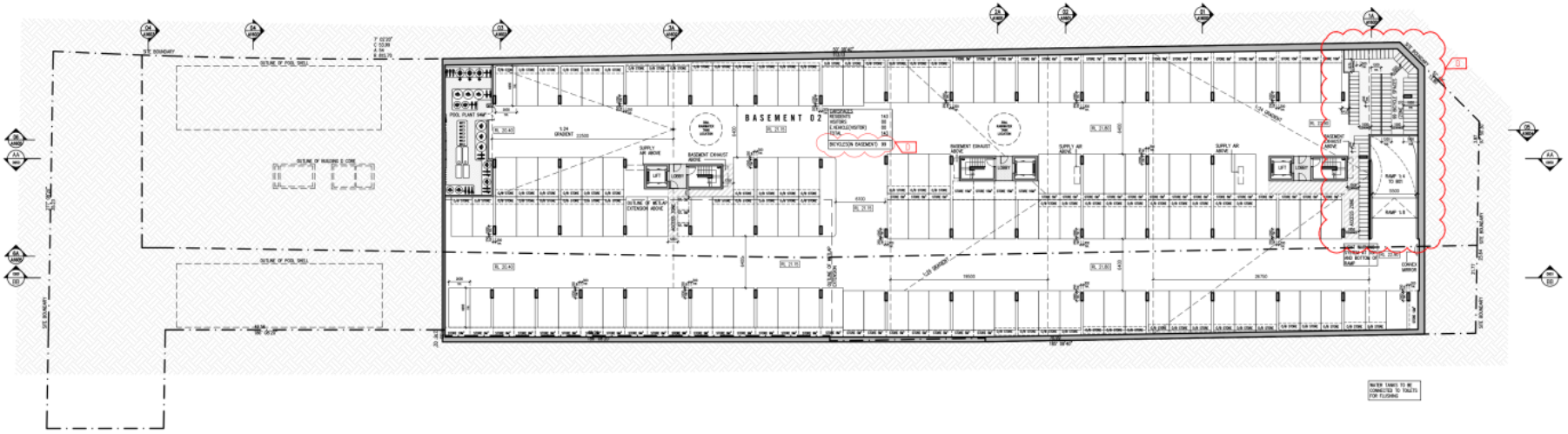
Attachment 1 - Decision Plans



Attachment 1 - Decision Plans



Attachment 1 - Decision Plans



Rev No.	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
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C	26.06.2019	ISSUED FOR TP SUBMISSION	MK
D	15.11.2019	ISSUED FOR TP RFI SUBMISSION	KM
E	03.07.2020	ISSUED FOR INFORMATION & COORDINATION	KM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	KM

SCALE@A1 1:250

PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

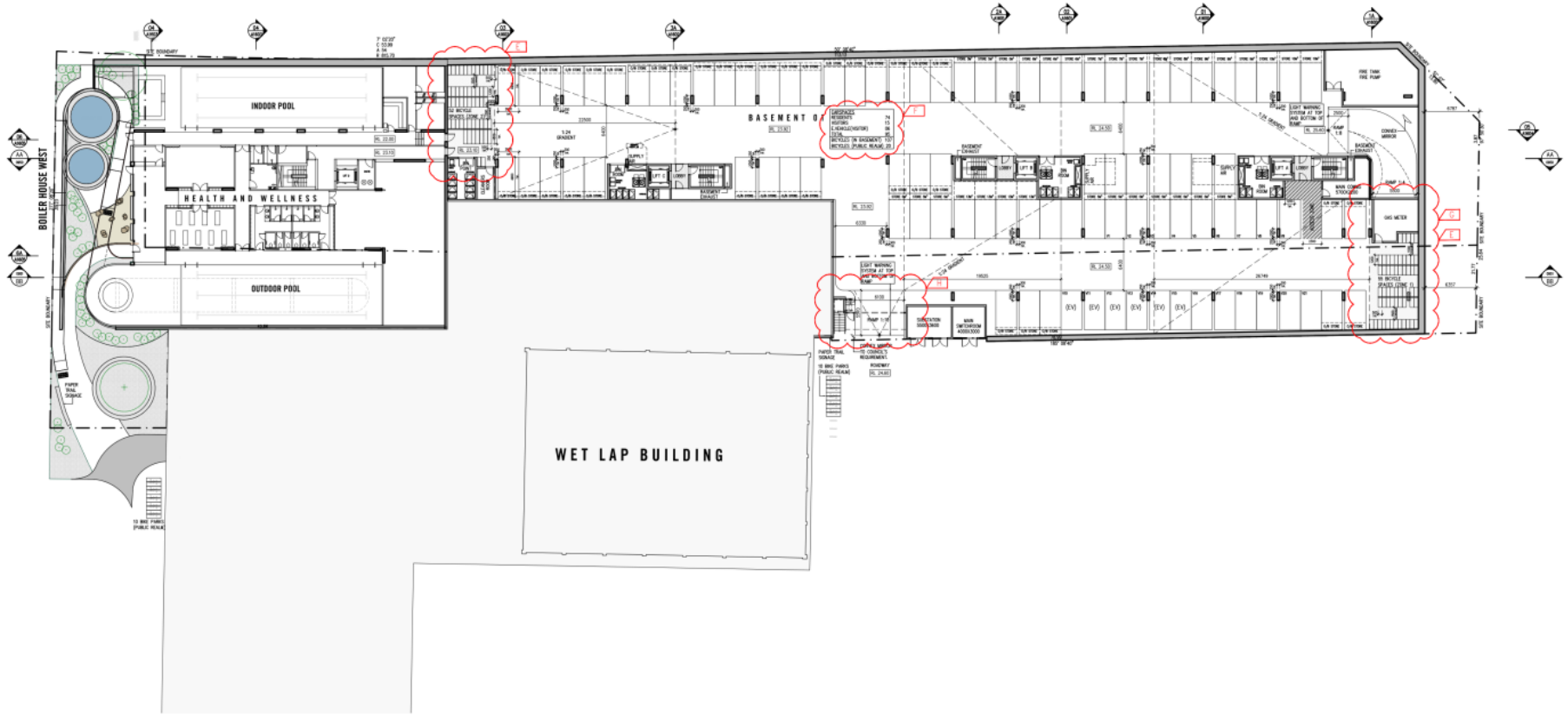
Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
GLENVILL

Drawing Title
GENERAL ARRANGEMENT PLAN
BASEMENT 02 FLOOR PLAN

Project Number: **18022**
Drawing Number: **A0098**
Drawing Status: **TP**
Revision: **E**

Jul 17, 2020 – 9:32am

Attachment 1 - Decision Plans



SCALE@A1 1:250
PRELIMINARY
NOT FOR CONSTRUCTION

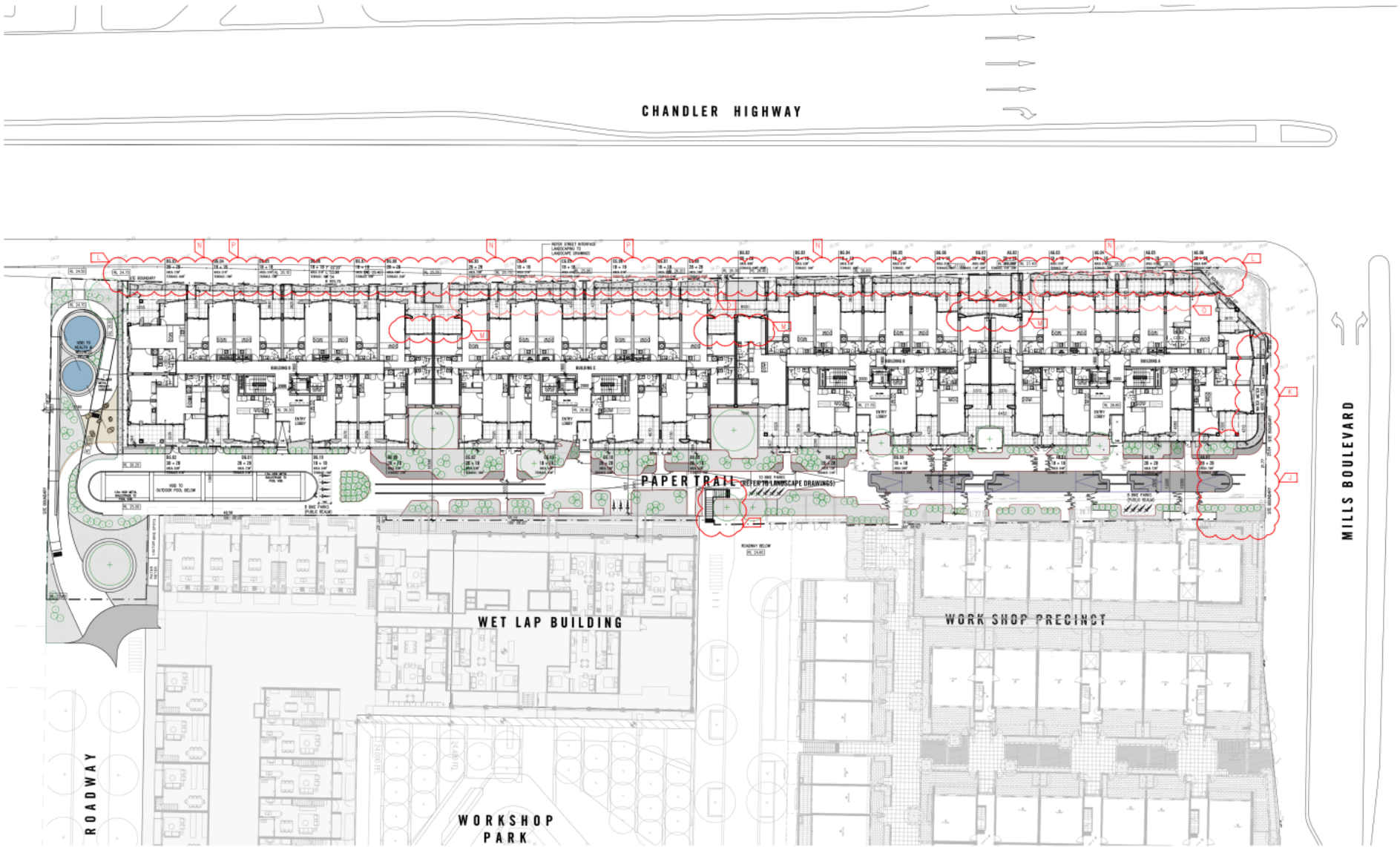
ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

60 CHANDLER HIGHWAY,
ALPHINGTON
GLENVILL

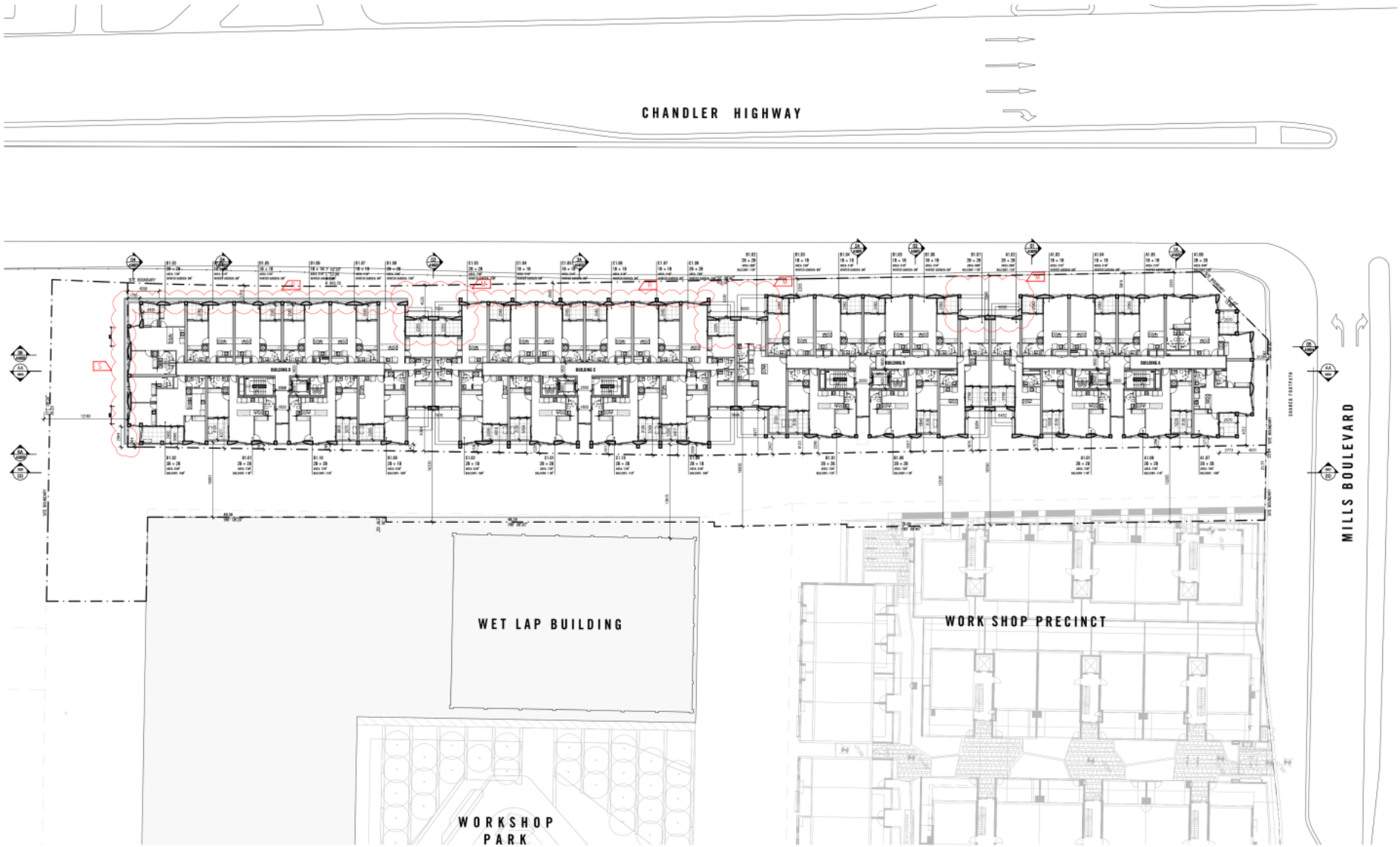
GENERAL ARRANGEMENT PLAN
BASEMENT 01 FLOOR PLAN

18022 | A0099
TP | F

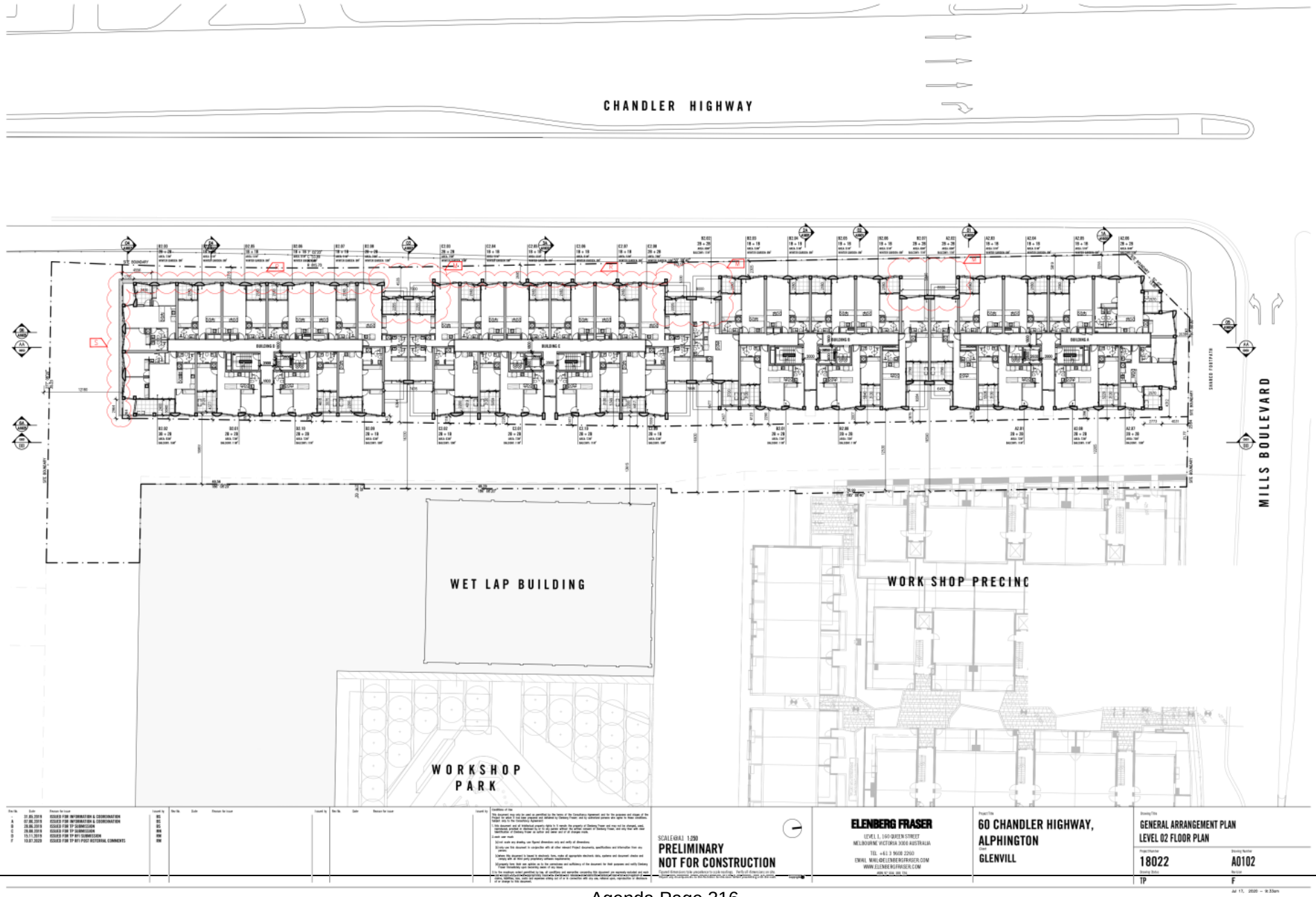
Attachment 1 - Decision Plans



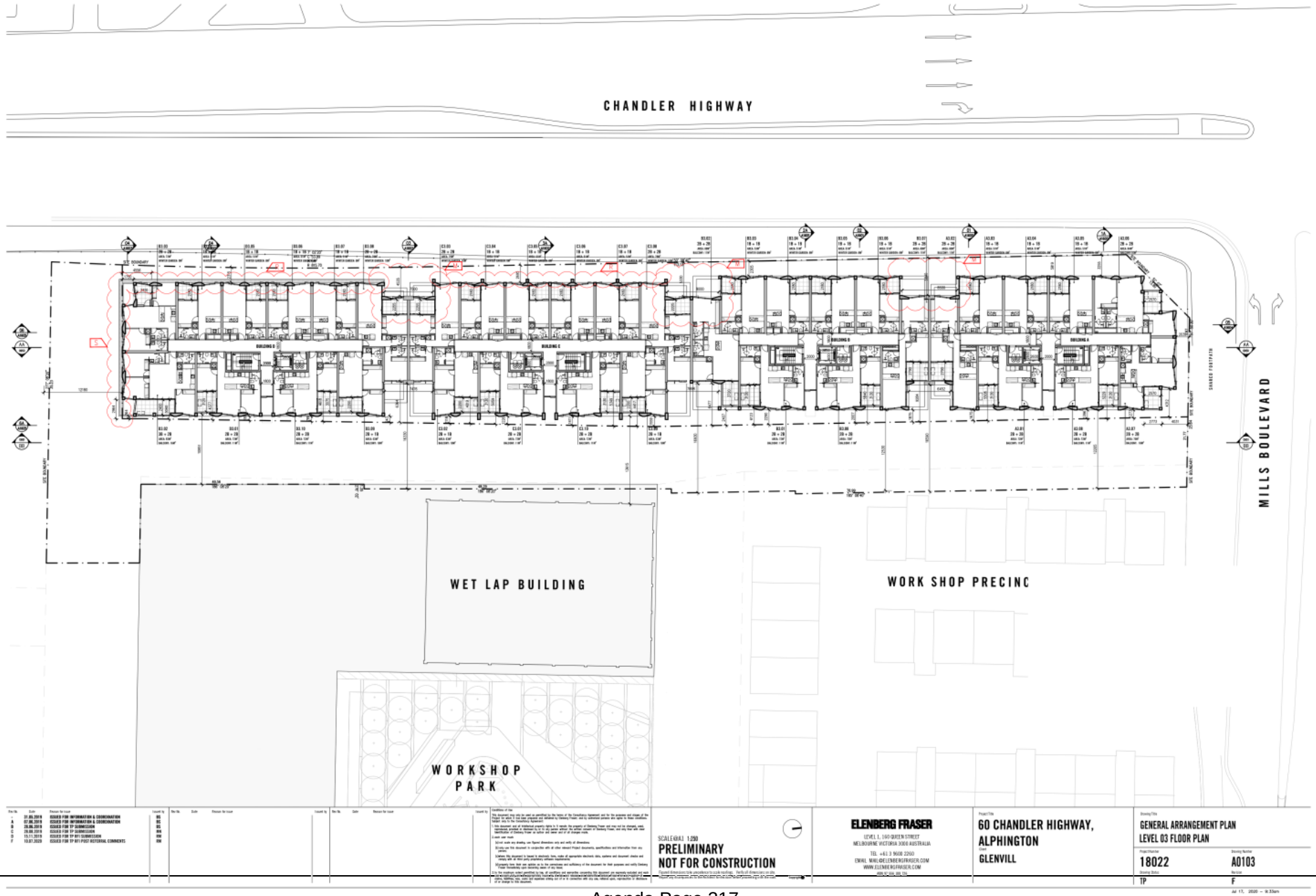
Attachment 1 - Decision Plans



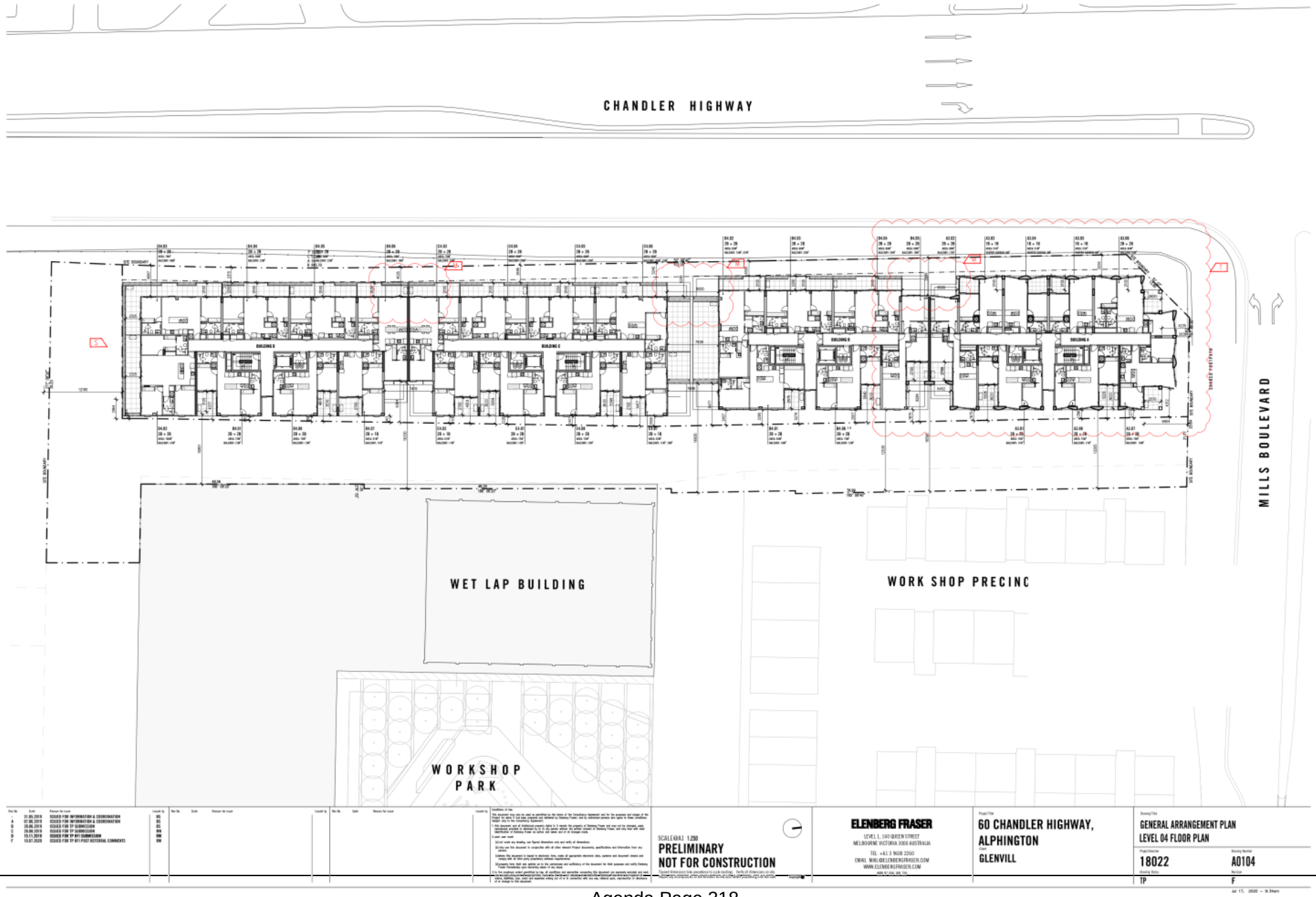
Attachment 1 - Decision Plans



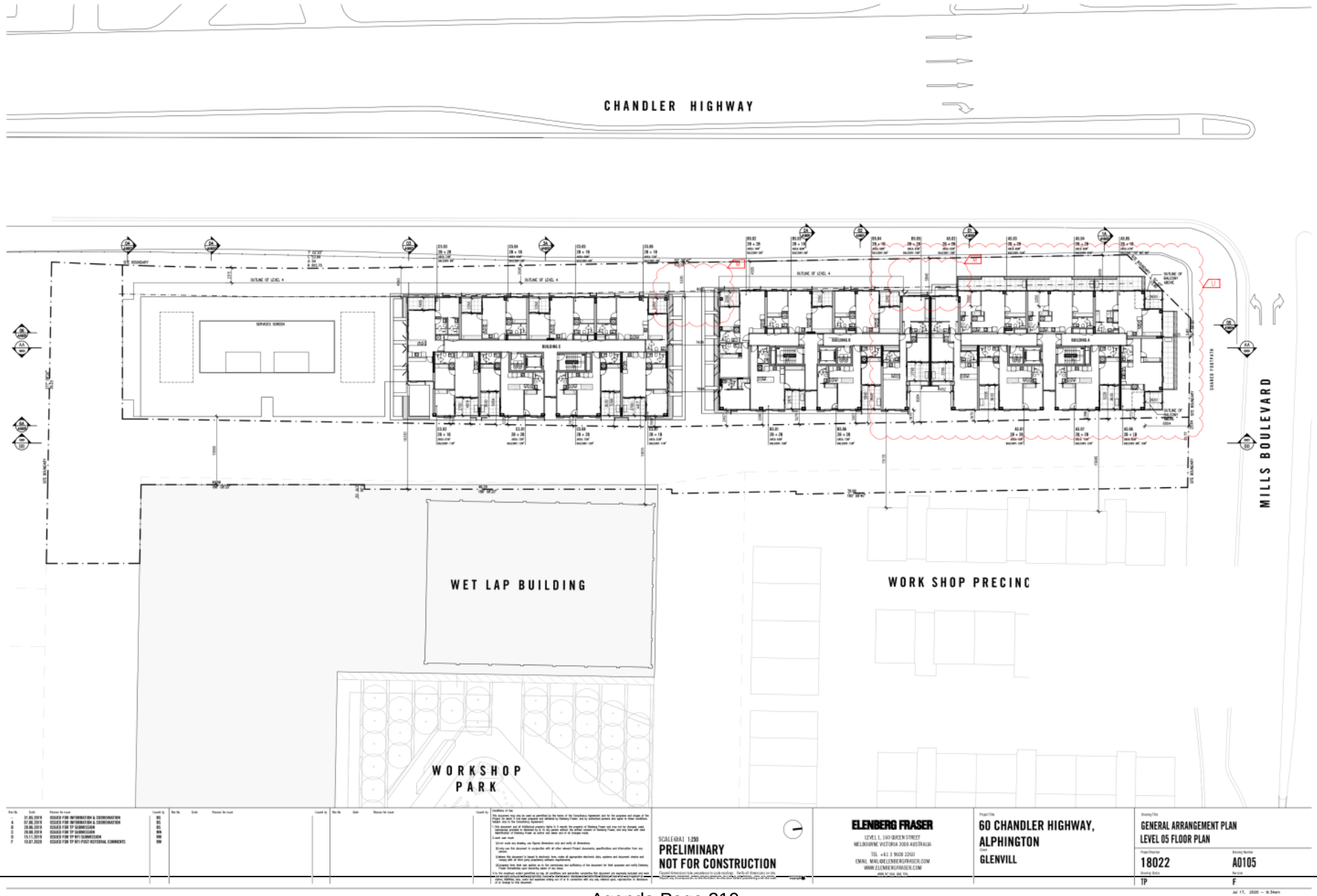
Attachment 1 - Decision Plans



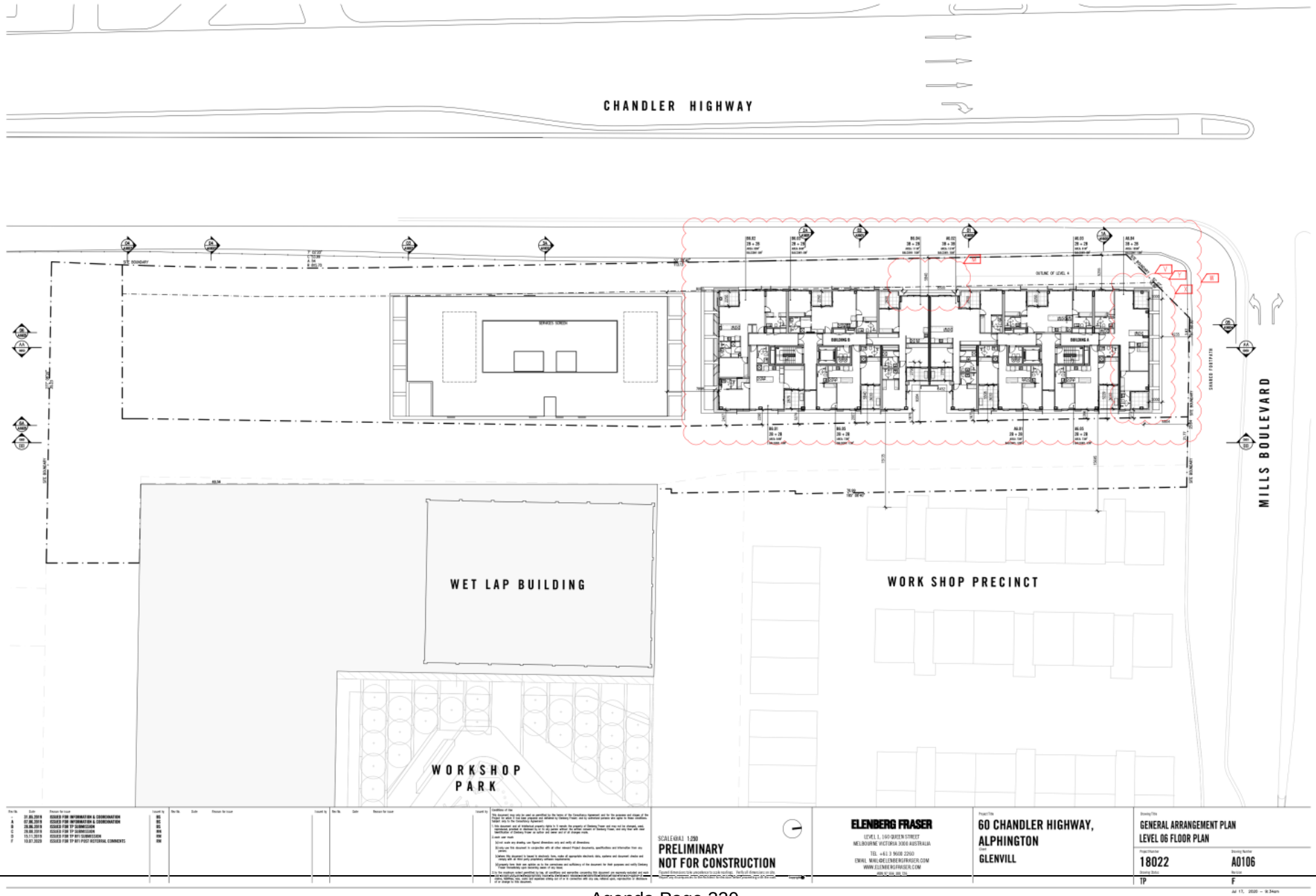
Attachment 1 - Decision Plans



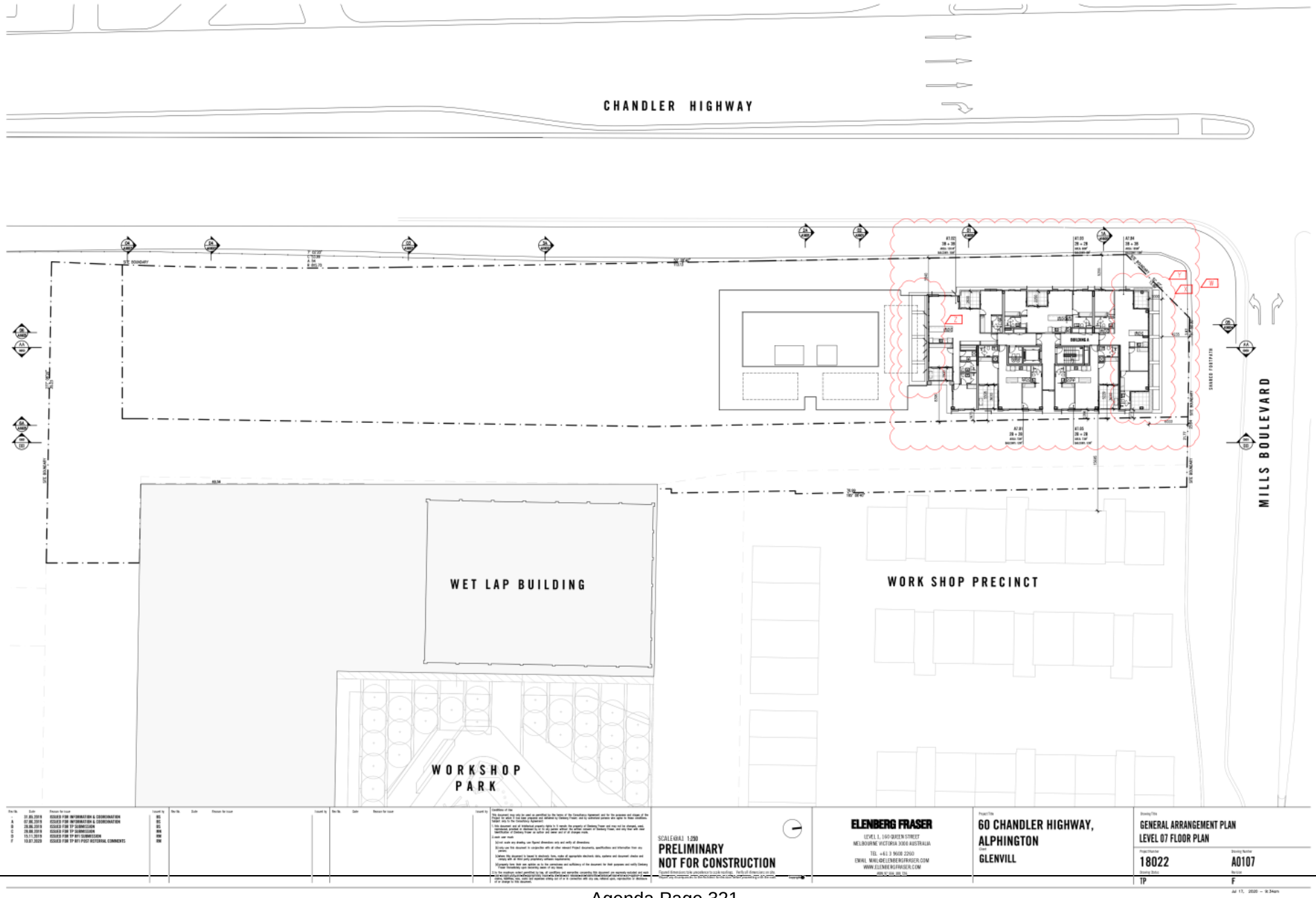
Attachment 1 - Decision Plans



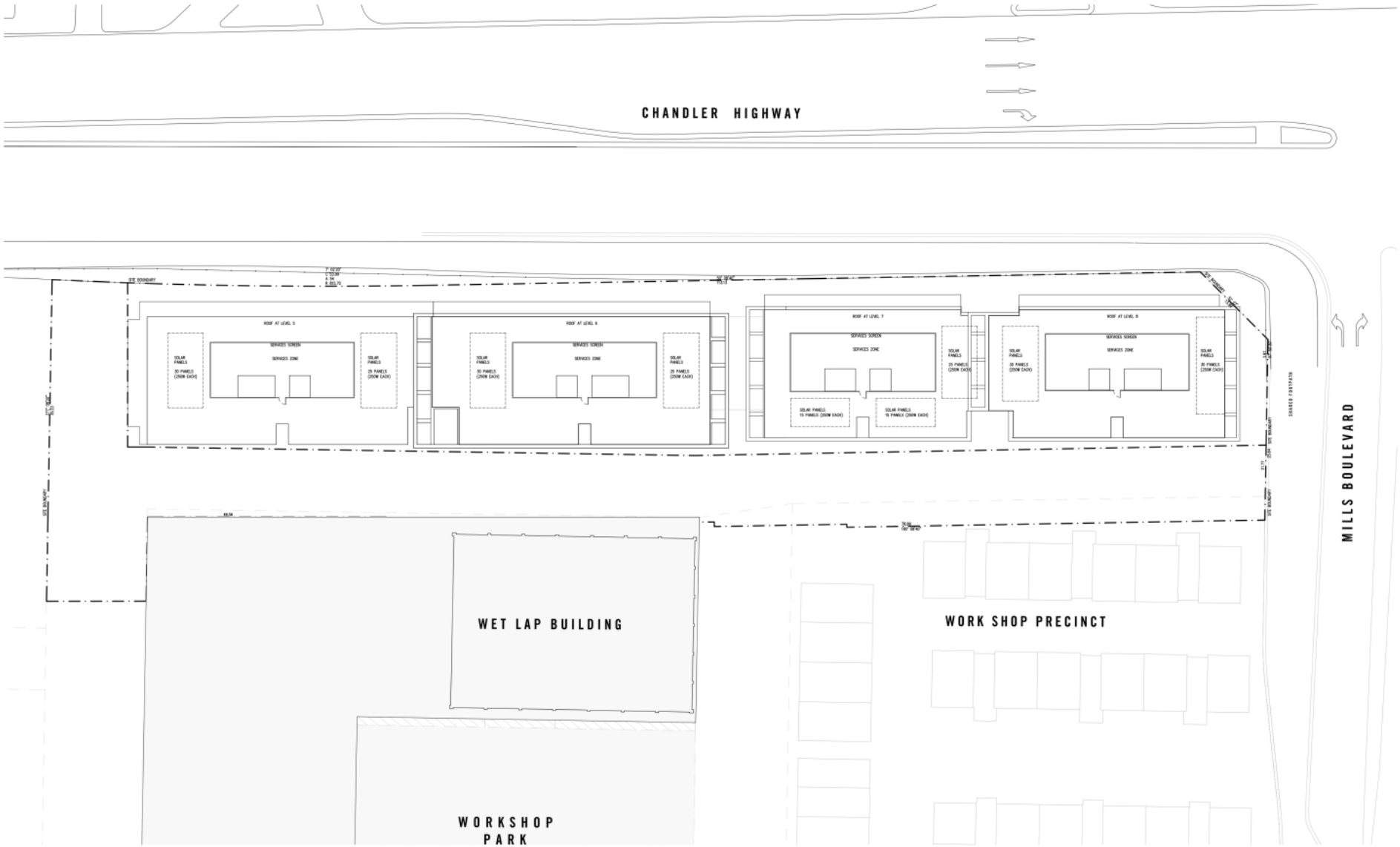
Attachment 1 - Decision Plans



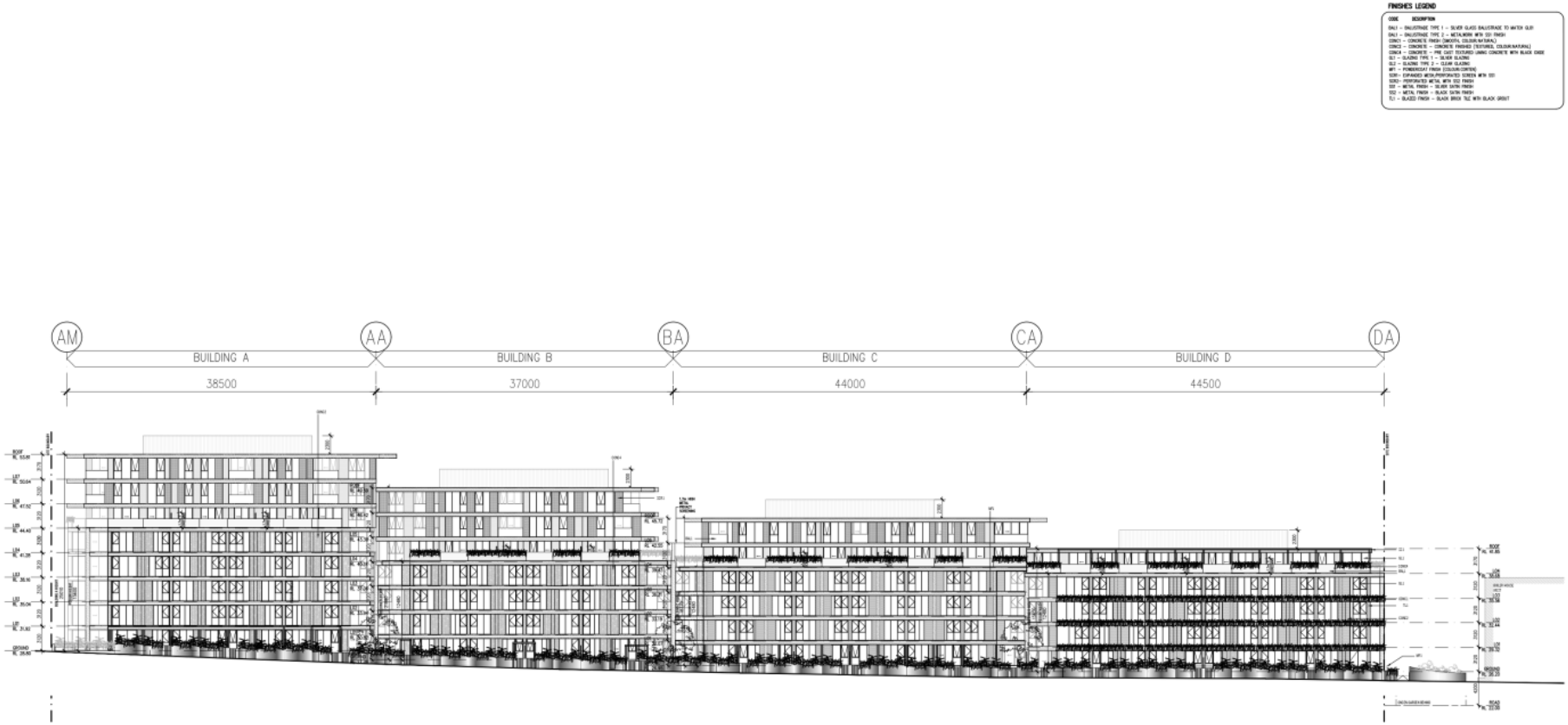
Attachment 1 - Decision Plans



Attachment 1 - Decision Plans



Attachment 1 - Decision Plans



Rev No.	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	28.06.2019	ISSUED FOR TP SUBMISSION	BS
D	19.11.2019	ISSUED FOR TP RFI SUBMISSION	RM
E	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	RM

SCALE@A1 1:250

PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

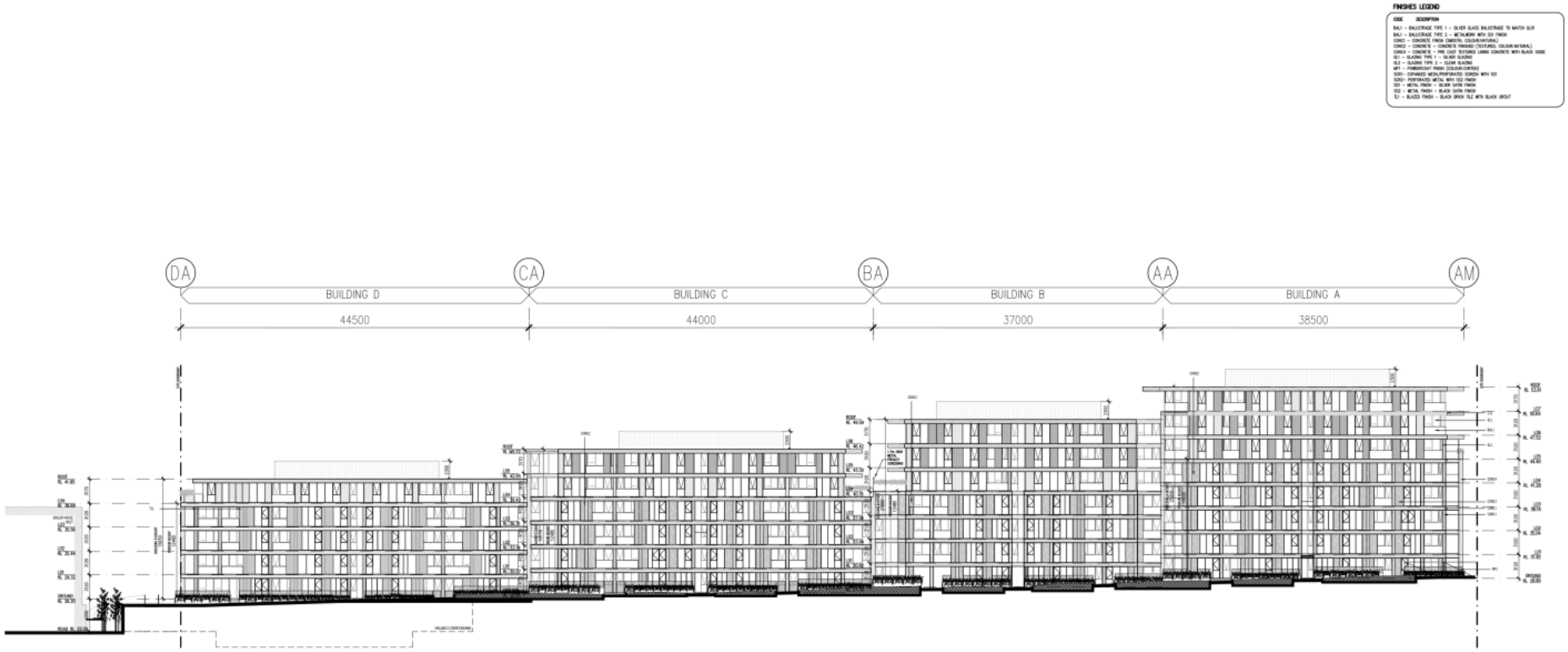
Project Title
60 CHANDLER HIGHWAY,
ALPHINGTON
GLENVILL

Drawing Title
ELEVATION
WEST ELEVATION - CHANDLER HIGHWAY

Project Number: **18022**
Drawing Number: **A0900**
Drawing Status: **TP**
Revision: **F**

Jul 17, 2020 – 9:35am

Attachment 1 - Decision Plans



Rev No.	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	28.06.2019	ISSUED FOR TP SUBMISSION	BS
D	19.11.2019	ISSUED FOR TP RFI SUBMISSION	RM
E	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	RM

SCALE@A1 1:250

PRELIMINARY
NOT FOR CONSTRUCTION

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Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
GLENVILL

Drawing Title
ELEVATION
EAST ELEVATION - PAPER TRAIL

Project Number: **18022**
Drawing Number: **A0901**
Drawing Status: **TP**
Revision: **F**

Jul 17, 2020 – 9:35am

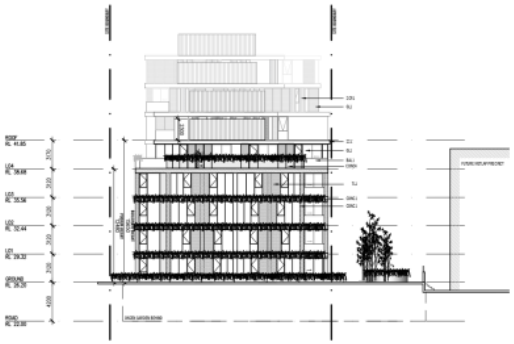
Attachment 1 - Decision Plans

FINISHES LEGEND

CODE	DESCRIPTION
BAL1	BALUSTRADE TYPE 1 – SILVER GLASS BALUSTRADE TO MATCH GL9
BAL2	BALUSTRADE TYPE 2 – METALWORK WITH SS1 FINISH
CONC1	CONCRETE FINISH (SMOOTH, COLOUR/NATURAL)
CONC2	CONCRETE – CONCRETE FINISHED (TEXTURED, COLOUR/NATURAL)
CONC4	CONCRETE – PRE CAST TEXTURED LINING CONCRETE WITH BLACK OXIDE
GL1	GLAZING TYPE 1 – SILVER GLAZING
GL2	GLAZING TYPE 2 – CLEAR GLAZING
MF1	POWDERCOAT FINISH (COLOUR CONTD)
SCR1	EXPANDED METAL/PERFORATED SCREEN WITH SS1
SCR2	PERFORATED METAL WITH SS2 FINISH
SS1	METAL FINISH – SILVER SATIN FINISH
SS2	METAL FINISH – BLACK SATIN FINISH
TL1	GLAZED FINISH – BLACK BRICK TILE WITH BLACK GROUT



01 NORTH ELEVATION
1:250



02 SOUTH ELEVATION
1:250

Rev No.	Date	Reason for issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
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D	19.11.2019	ISSUED FOR TP RFI SUBMISSION	RM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	RM

SCALE@A1 1:250@A1
PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
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MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
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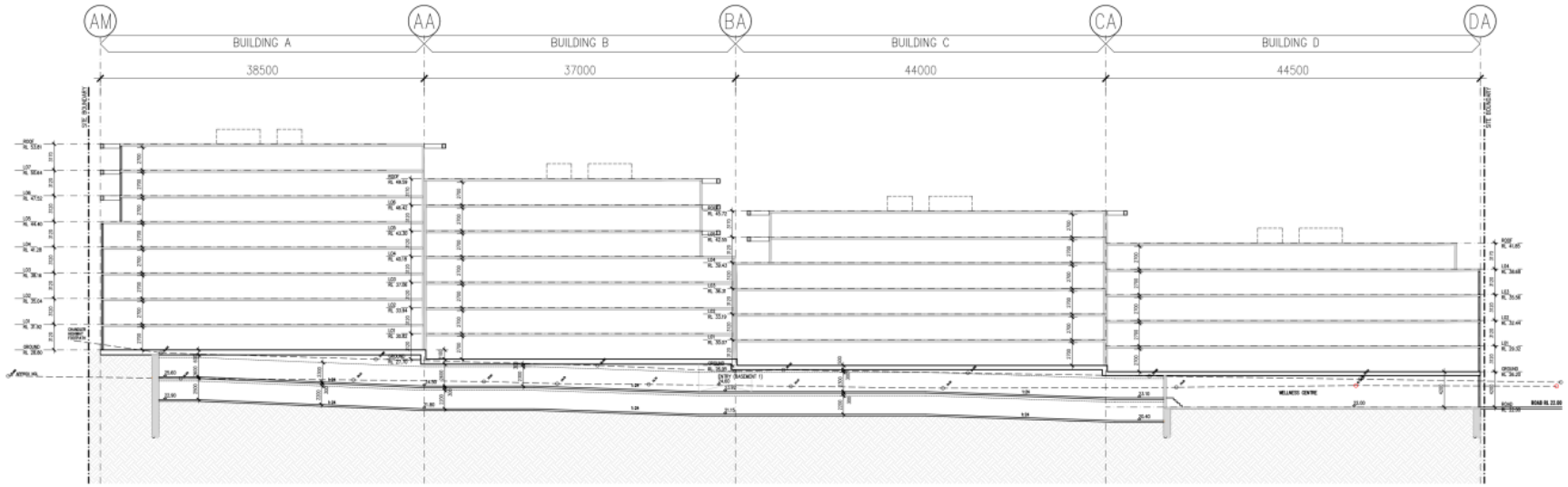
Project Title
60 CHANDLER HIGHWAY,
ALPHINGTON
GLENVILL

Drawing Title
ELEVATION
NORTH & SOUTH ELEVATION

Project Number 18022
Drawing Number A0902
Drawing Status TP
Revision F

Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans



Rev No.	Date	Reason for Issue	Issued by
-	31.JUL.2019	ISSUED FOR INFORMATION & COORDINATION	BS
A	07.AUG.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	26.AUG.2019	ISSUED FOR TP SUBMISSION	BS
C	29.AUG.2019	ISSUED FOR TP SUBMISSION	MN
D	15.11.2019	ISSUED FOR TP RFI SUBMISSION	HM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	KM

SCALE@A1 1:250

PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
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MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

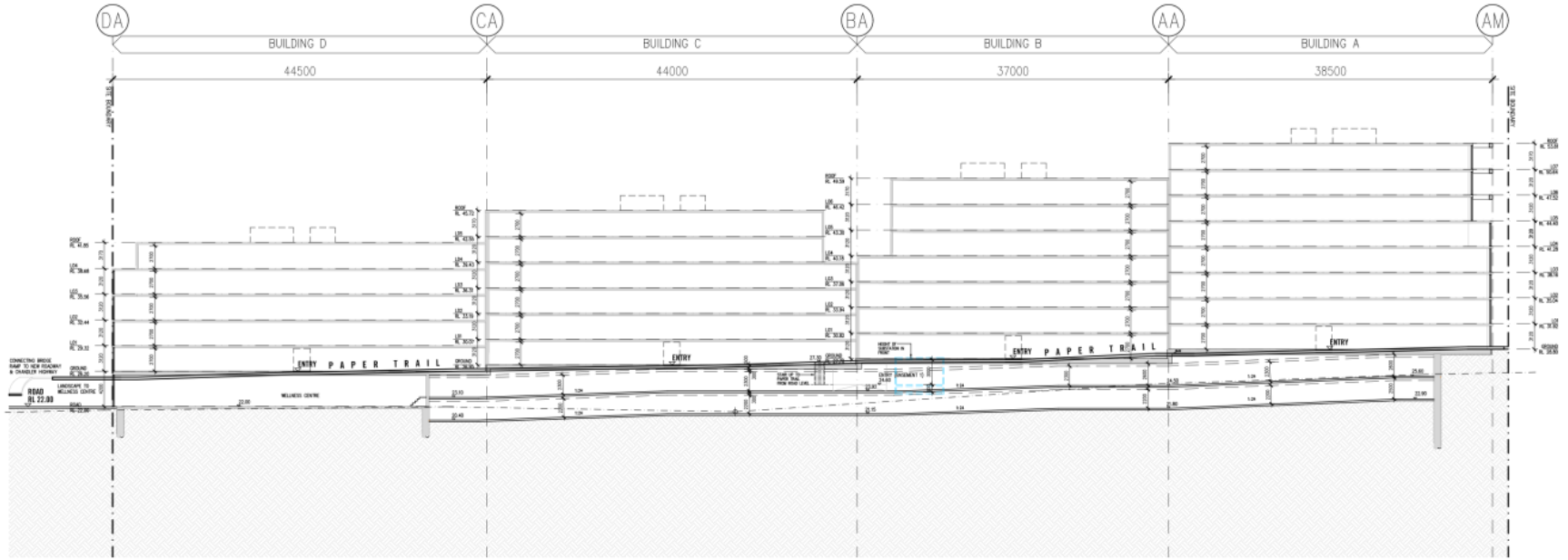
Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
GLENVILL

Drawing Title
SECTION A-A

Project Number: **18022**
Drawing Number: **A0950**
Drawing Status: **TP**
Revision: **F**

Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans



SCALE@A1 1:250

PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
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MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

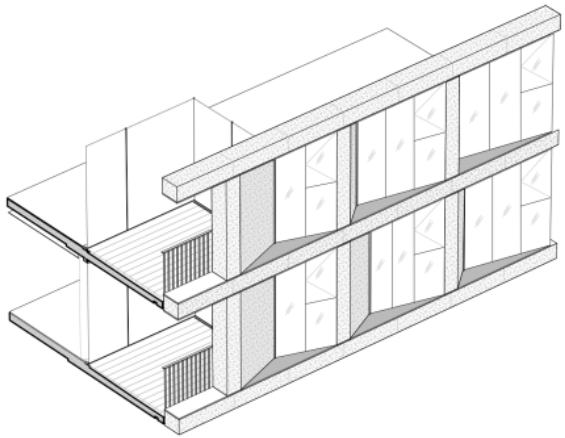
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GLENVILL

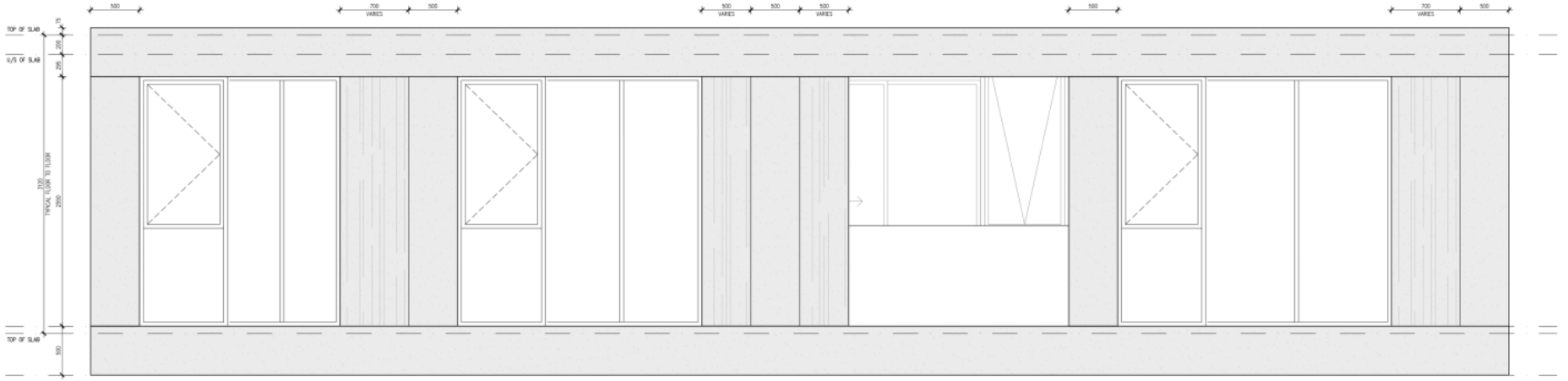
SECTION - PAPER TRAIL

18022 | A0951 | TP | F

Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans





Rev No	Date	Reason for issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	28.06.2019	ISSUED FOR TP SUBMISSION	BS
D	26.08.2019	ISSUED FOR TP SUBMISSION	MN
E	15.11.2019	ISSUED FOR TP RFI SUBMISSION	HM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	HM

SCALE@A1 1:20

PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

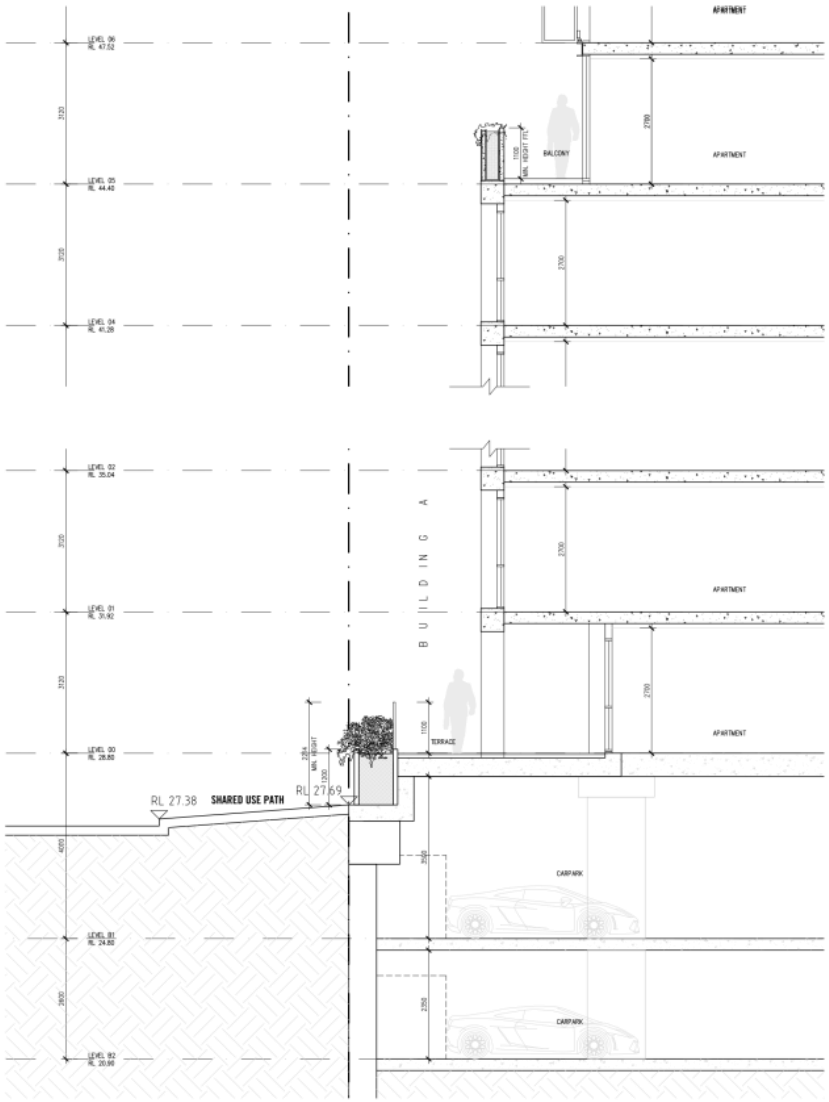
Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
Client
GLENVILL

Drawing Title
TYPICAL FACADE - SHEET 01

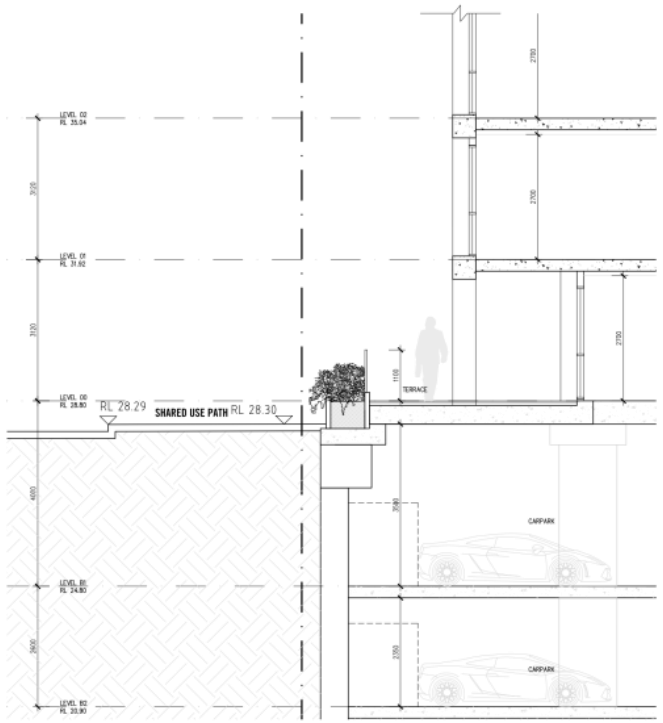
Project Number	Drawing Number
18022	A1100
Drawing Status	Revision
TP	F

Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans



01 A1600 SECTION 01
1:50



01A A1600 SECTION 01A
1:50

Rev No.	Date	Reason for issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	26.06.2019	ISSUED FOR TP SUBMISSION	BS
D	26.08.2019	ISSUED FOR TP SUBMISSION	MN
E	15.11.2019	ISSUED FOR TP RFI SUBMISSION	RM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	RM

SCALE@A1 1:50
PRELIMINARY
NOT FOR CONSTRUCTION

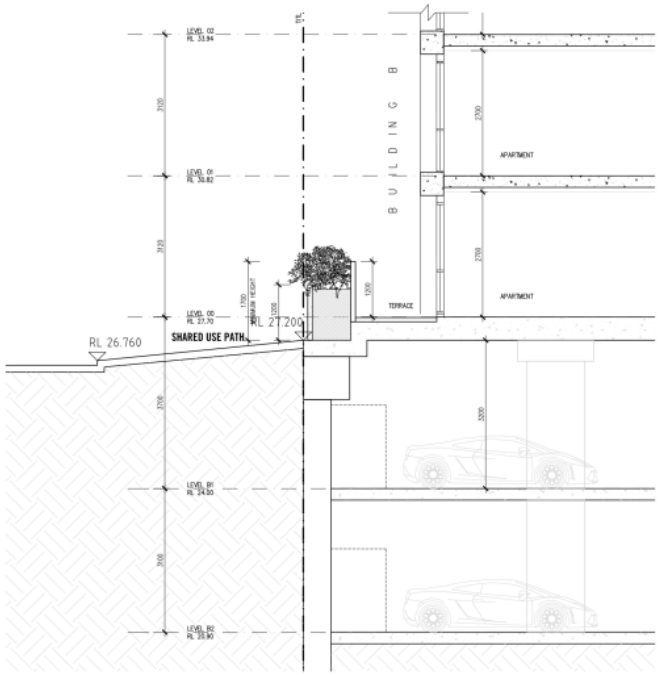
ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

60 CHANDLER HIGHWAY,
ALPHINGTON
GLENVILL

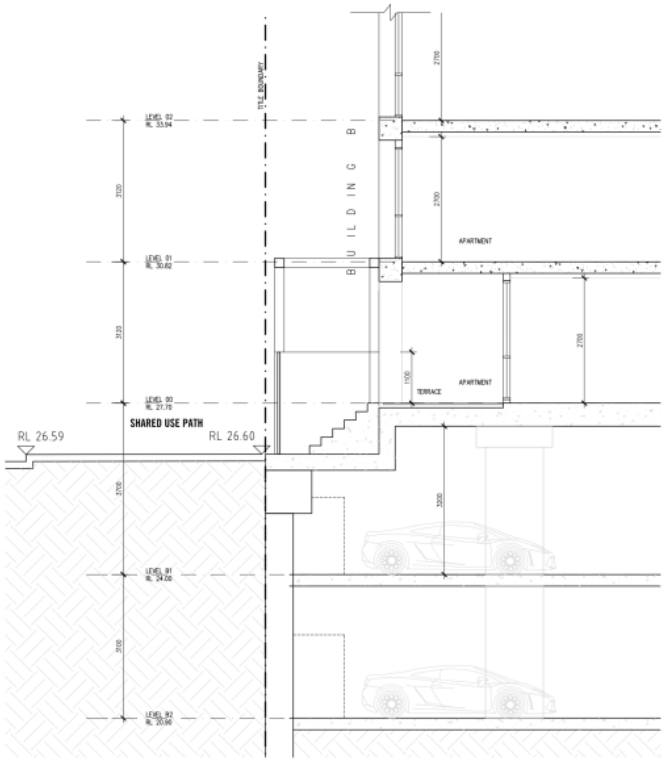
WALL SECTIONS - CHANDLER HIGHWAY
STREET INTERFACE - SHEET 01

Project Number: 18022
Drawing Number: A1600
Drawing Status: TP
Revision: F
Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans



02 SECTION 02
A1601 1:50



04 SECTION 2A
A1601 1:50

Rev No.	Date	Reason for Issue	Issued by
A	31.JUL.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.AUG.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	26.AUG.2019	ISSUED FOR TP SUBMISSION	BS
D	15.11.2019	ISSUED FOR TP RFI SUBMISSION	RM
E	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	RM

SCALE@A1 1:50
PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 150 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

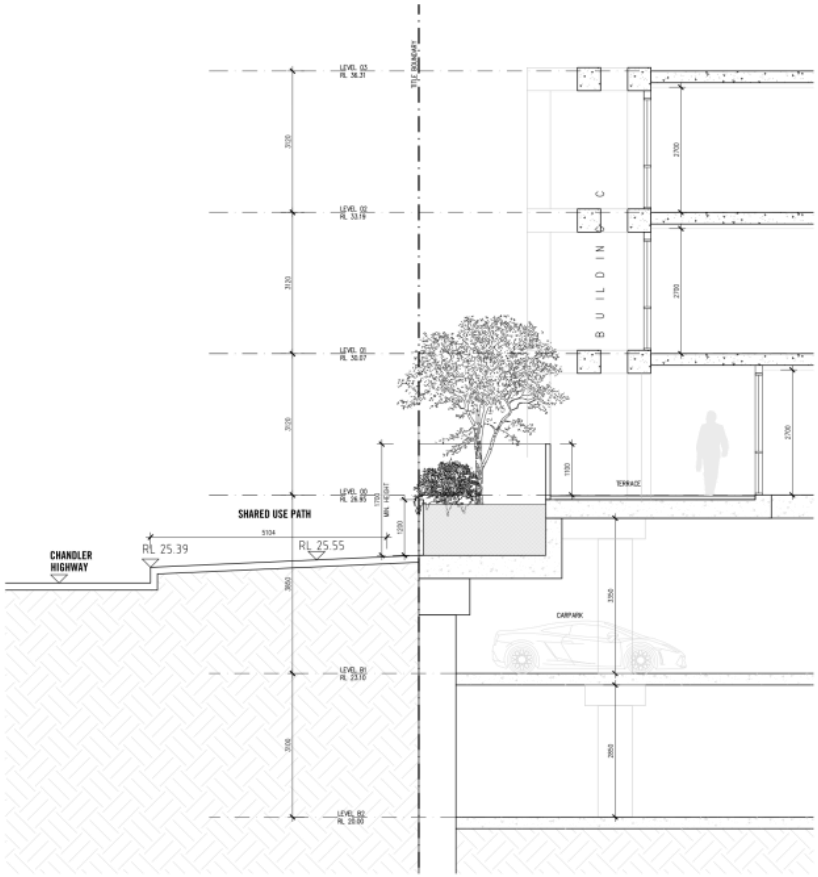
60 CHANDLER HIGHWAY, ALPHINGTON
GLENVILL

WALL SECTIONS - CHANDLER HIGHWAY STREET INTERFACE - SHEET 02

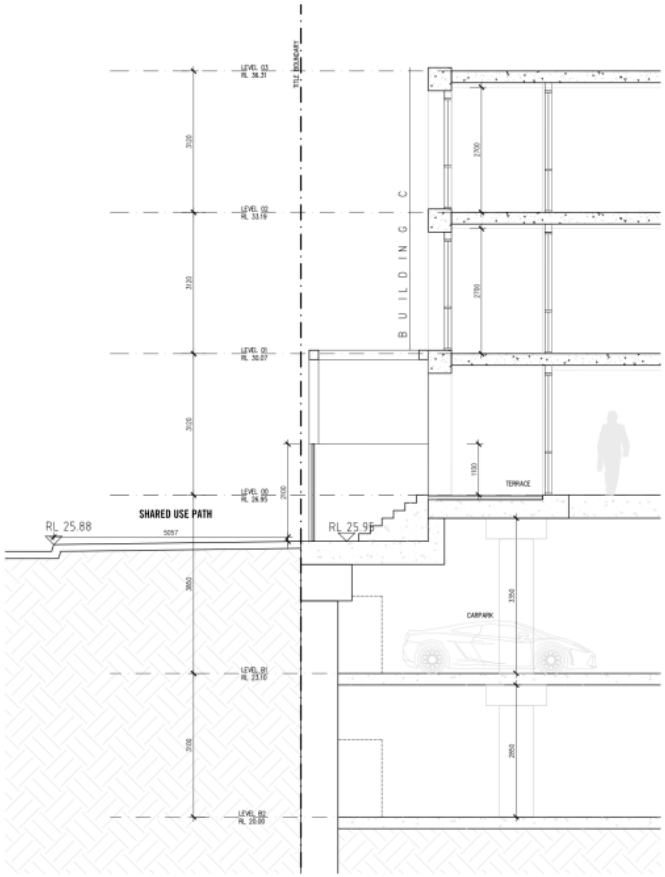
Project Number	Drawing Number
18022	A1601
Drawing Status	Revision
TP	F

Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans



03 A1602 SECTION 03 1:50



3A A1602 SECTION 3A 1:50

Rev No.	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	26.06.2019	ISSUED FOR TP SUBMISSION	BS
D	26.08.2019	ISSUED FOR TP SUBMISSION	MN
E	15.11.2019	ISSUED FOR TP RFI SUBMISSION	KM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	KM

SCALE@A1 1:50
PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
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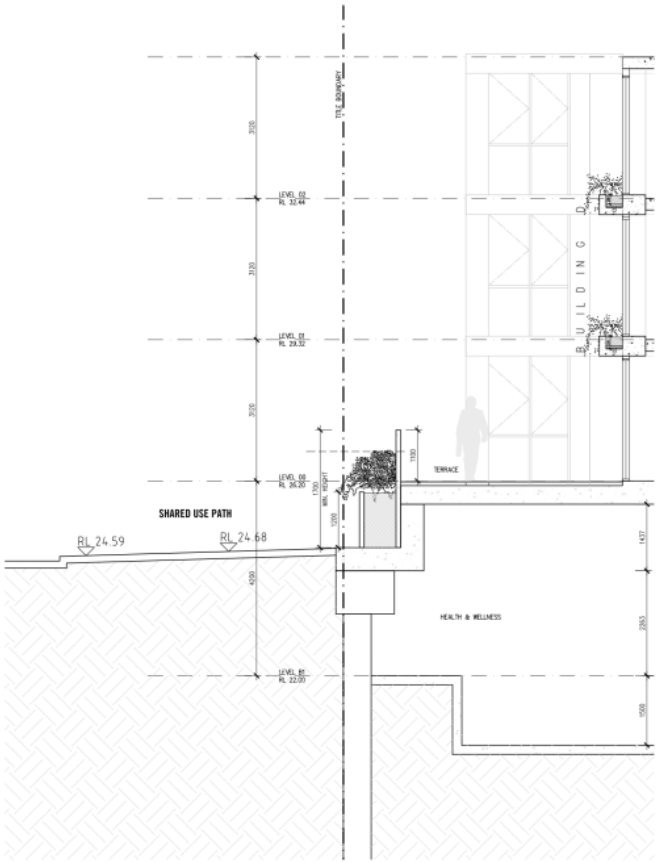
60 CHANDLER HIGHWAY, ALPHINGTON
GLENVILL

WALL SECTIONS - CHANDLER HIGHWAY STREET INTERFACE - SHEET 03

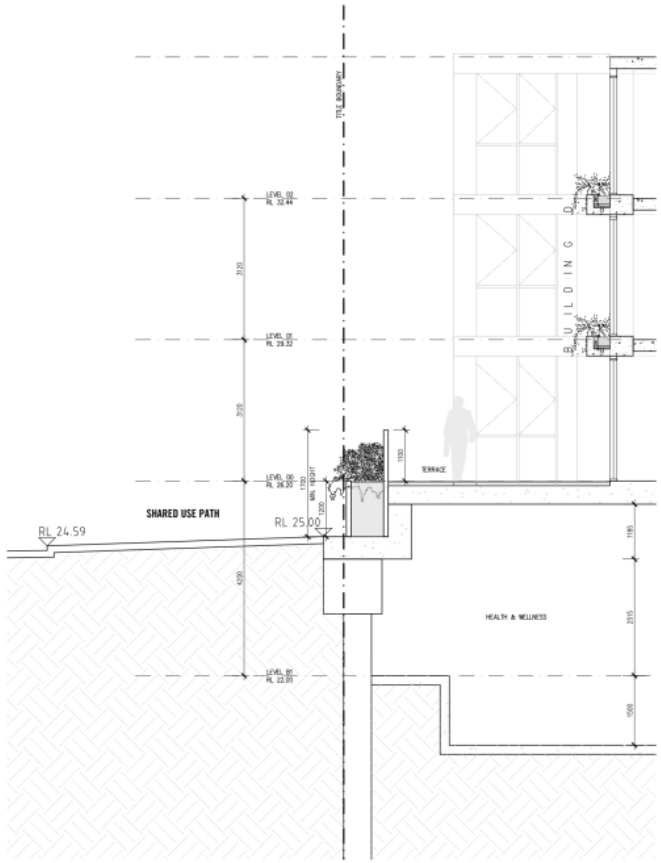
Project Number	Drawing Number
18022	A1602
Drawing Status	Revision
TP	F

Jul 17, 2020 – 9:36am

Attachment 1 - Decision Plans



04 SECTION 04
A1601 1:50



4A SECTION 04
A1603 1:50

Rev No.	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	26.06.2019	ISSUED FOR TP SUBMISSION	BS
D	26.08.2019	ISSUED FOR TP SUBMISSION	MN
E	15.11.2019	ISSUED FOR TP RFI SUBMISSION	HM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	KM

SCALE@A1 1:50
PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

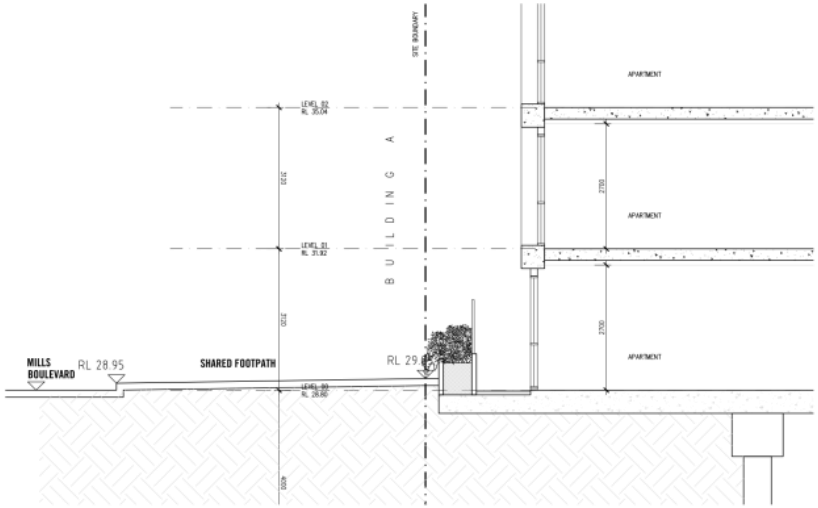
Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
Client
GLENVILL

Drawing Title
WALL SECTIONS - CHANDLER HIGHWAY STREET INTERFACE - SHEET 04

Project Number	Drawing Number
18022	A1603
Drawing Status	Revision
TP	F

Jul 17, 2020 – 9:37am

Attachment 1 - Decision Plans



05 SECTION 05
A1604 1:50

Rev No	Date	Reason for Issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	26.06.2019	ISSUED FOR TP SUBMISSION	BS
D	26.08.2019	ISSUED FOR TP SUBMISSION	MN
E	15.11.2019	ISSUED FOR TP RFI SUBMISSION	RM
F	10.07.2020	ISSUED FOR TP RFI POST REFERRAL COMMENTS	RM

SCALE@A1 1:50
PRELIMINARY
NOT FOR CONSTRUCTION

ELENBERG FRASER
LEVEL 1, 160 QUEEN STREET
MELBOURNE VICTORIA 3000 AUSTRALIA
TEL +61 3 9608 2260
EMAIL MAIL@ELENBERGFRASER.COM
WWW.ELENBERGFRASER.COM

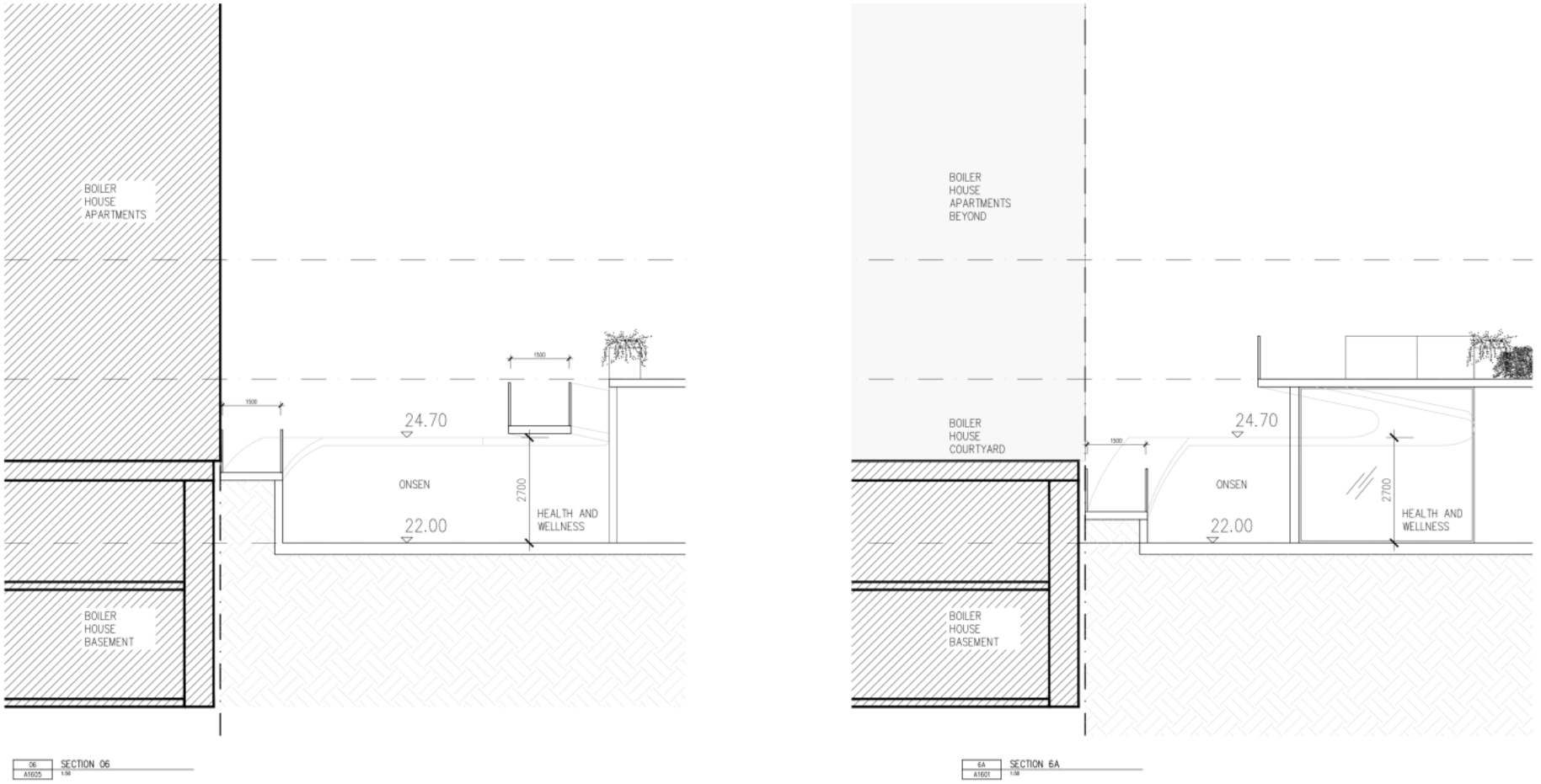
Project Title
60 CHANDLER HIGHWAY,
ALPHINGTON
GLENVILL

Drawing Title
WALL SECTIONS - CHANDLER HIGHWAY
STREET INTERFACE - SHEET 05

Project Number 18022
Drawing Number A1604
Drawing Status TP
Revision F

Jul 17, 2020 – 9:37am

Attachment 1 - Decision Plans



06 A1605 SECTION 06 1:50

6A A1601 SECTION 6A 1:50

Rev No	Date	Reason for issue	Issued by
A	31.05.2019	ISSUED FOR INFORMATION & COORDINATION	BS
B	07.06.2019	ISSUED FOR INFORMATION & COORDINATION	BS
C	26.06.2019	ISSUED FOR DP SUBMISSION	BS
D	26.08.2019	ISSUED FOR DP SUBMISSION	MN
E	15.11.2019	ISSUED FOR DP RFI SUBMISSION	KM
F	10.07.2020	ISSUED FOR DP RFI POST REFERRAL COMMENTS	KM

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PRELIMINARY
NOT FOR CONSTRUCTION

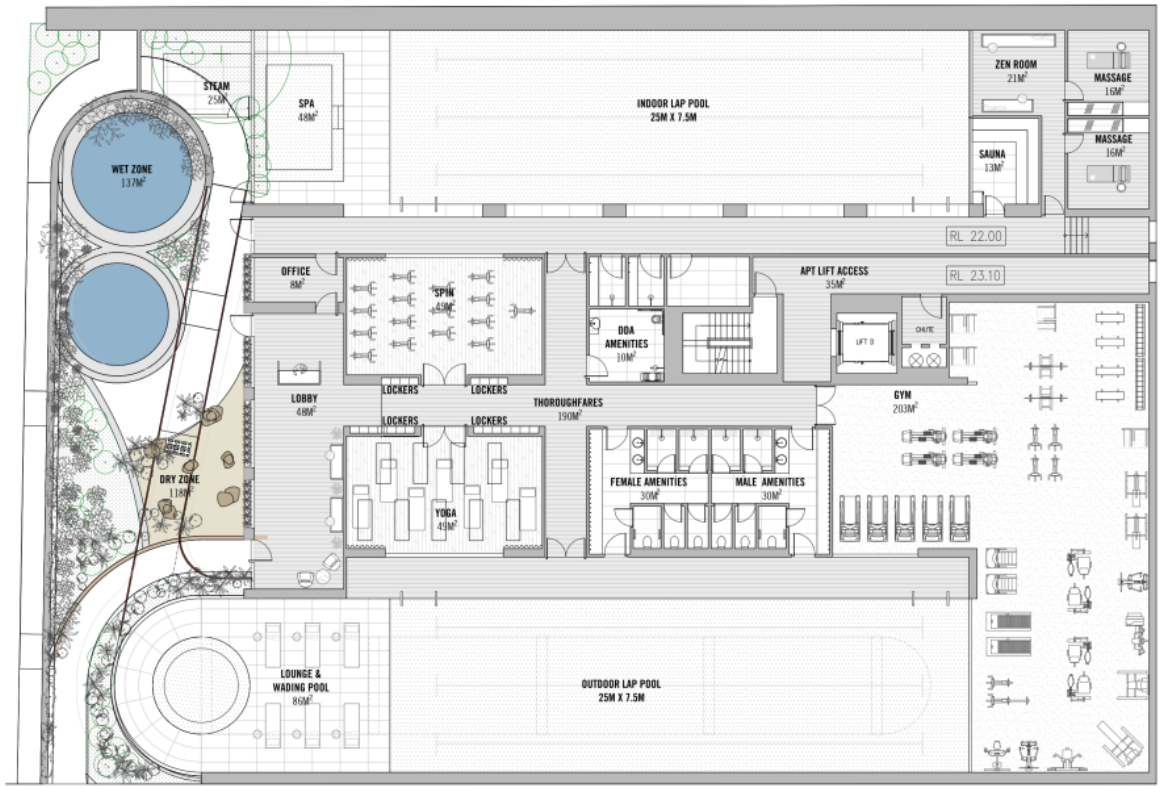
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Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
GLENVILL

Drawing Title
WALL SECTIONS - PAPER TRAIL RAMP SECTION

Project Number **18022**
Drawing Number **A1605**
Drawing Status **TP**
Revision **F**
Jul 17, 2020 – 9:37am

Attachment 1 - Decision Plans



SCALE@A1 1:100

PRELIMINARY

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60 CHANDLER HIGHWAY,
ALPHINGTON

GLENVILL

COMMON AREA
BASEMENT 01 - HEALTH & WELLNESS

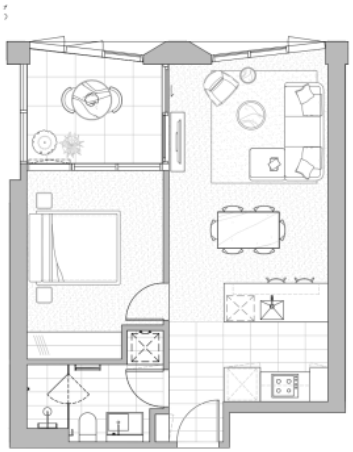
18022

A2050

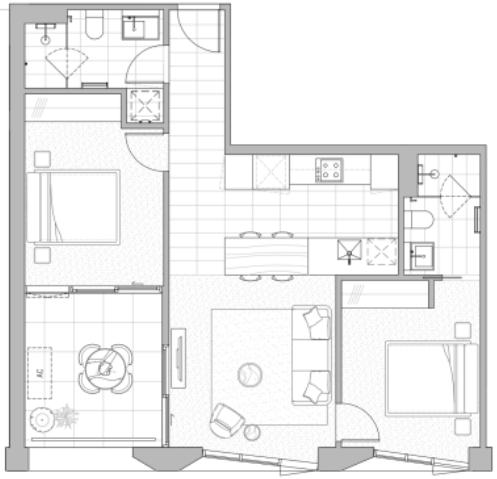
TP

F

Attachment 1 - Decision Plans



01 APARTMENT TYPE 1.4_PLAN
1:50



02 APARTMENT TYPE 2.9_PLAN
1:50



03 APARTMENT TYPE 3.1_PLAN
1:50

Rev No.	Date	Reason for issue	Issued by
-	26.06.2019	ISSUED FOR TP SUBMISSION	BC
A	26.08.2019	ISSUED FOR TP SUBMISSION	MN
E	15.11.2019	ISSUED FOR TP RFI SUBMISSION	RW
F	15.01.2020	ISSUED FOR TP RFI POST REFORMAL COMMENTS	RW

SCALE@A1 1:50
PRELIMINARY

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Project Title
60 CHANDLER HIGHWAY, ALPHINGTON
Client
GLENVILL

Drawing Title
APARTMENT TYPE PLANS
TYPES - 1.4, 2.9 & 3.1
Project Number **18022**
Drawing Number **A2500**
Drawing Status **TP**
Revision **F**

Attachment 2 - Landscape Plans

YarraBend, Alphington
Town Planning Report
60 Chandler Highway, Alphington

16 July 2020
Rev. D

GLENVILL

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Attachment 2 - Landscape Plans

Date	Document Name	Created By	Approved By	Revision
10.09.2019	YarraBend - 60 Chandler Highway, Alphington - Town Planning Report	CS	PP	A
11.11.2019	YarraBend - 60 Chandler Highway, Alphington - Town Planning Report	CS	PP	B
27.11.2019	YarraBend - 60 Chandler Highway, Alphington - Town Planning Report	CS	PP	C
16.07.2020	YarraBend - 60 Chandler Highway, Alphington - Town Planning Report	WS	QL	D

Attachment 2 - Landscape Plans

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Attachment 2 - Landscape Plans

1. Introduction

Attachment 2 - Landscape Plans

1.1. Introduction & Site Plan

This document has been prepared on behalf of Glenvill as part of the full Town Planning Application for 'The Paper Trail', 'Health & Wellness Centre' and the 'Outer Circle Precinct'. These projects form part of the wider YarraBend development.

The landscape proposals create a series of external spaces that support the residential and leisure uses of the proposed development while allowing for both pedestrian and cycle movement through the sites. These spaces will compliment the surrounding developments and open spaces within the wider YarraBend development.

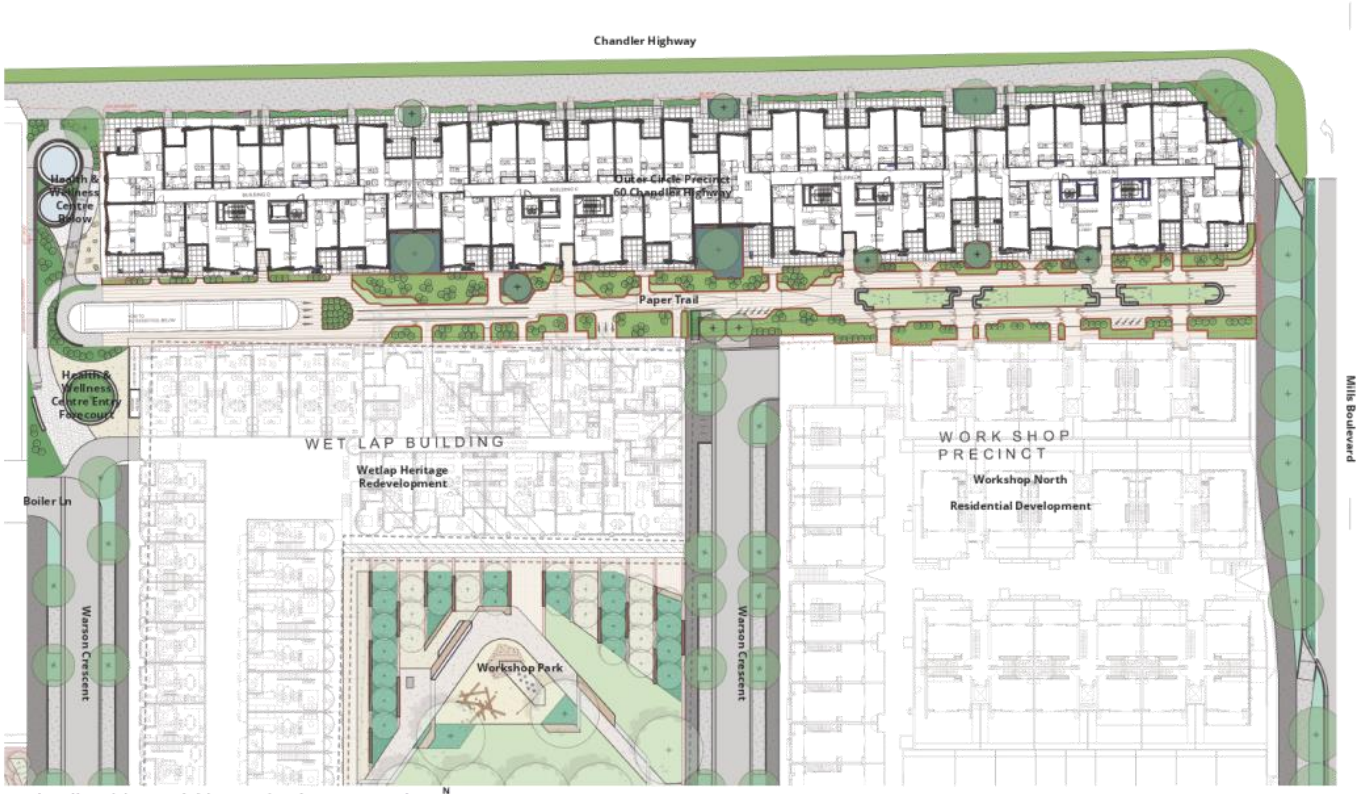
Landscape proposals include:

- Publicly accessible Paper Trail elevated walkway
- Chandler Highway boundary planters
- Health & Wellness Forecourt Entry and Onsen Outdoor Spa Zone
- Level 04 perimeter planters

This document covers the landscape design aspect of the proposed development across all levels. It explains the existing site context and details the Concept Design proposals using plans, sections and diagrams as well as setting out the proposed planting and material palettes for the external landscape spaces.

Key strategic and design documents have been referenced through the design process, including;

- Alphington paper Mill Development Plan (2016)
  - 01 - The Plan
  - 02 - Planning Report
  - 03 - Site Master Plan
  - 04 - Landscape Concept Plan
  - 05 - Design Guidelines
- Appendix A - Heritage Citations
- Conservation Management Plan, Former Amcor



60 Chandler Highway, Alphington Site Plan (not to scale)

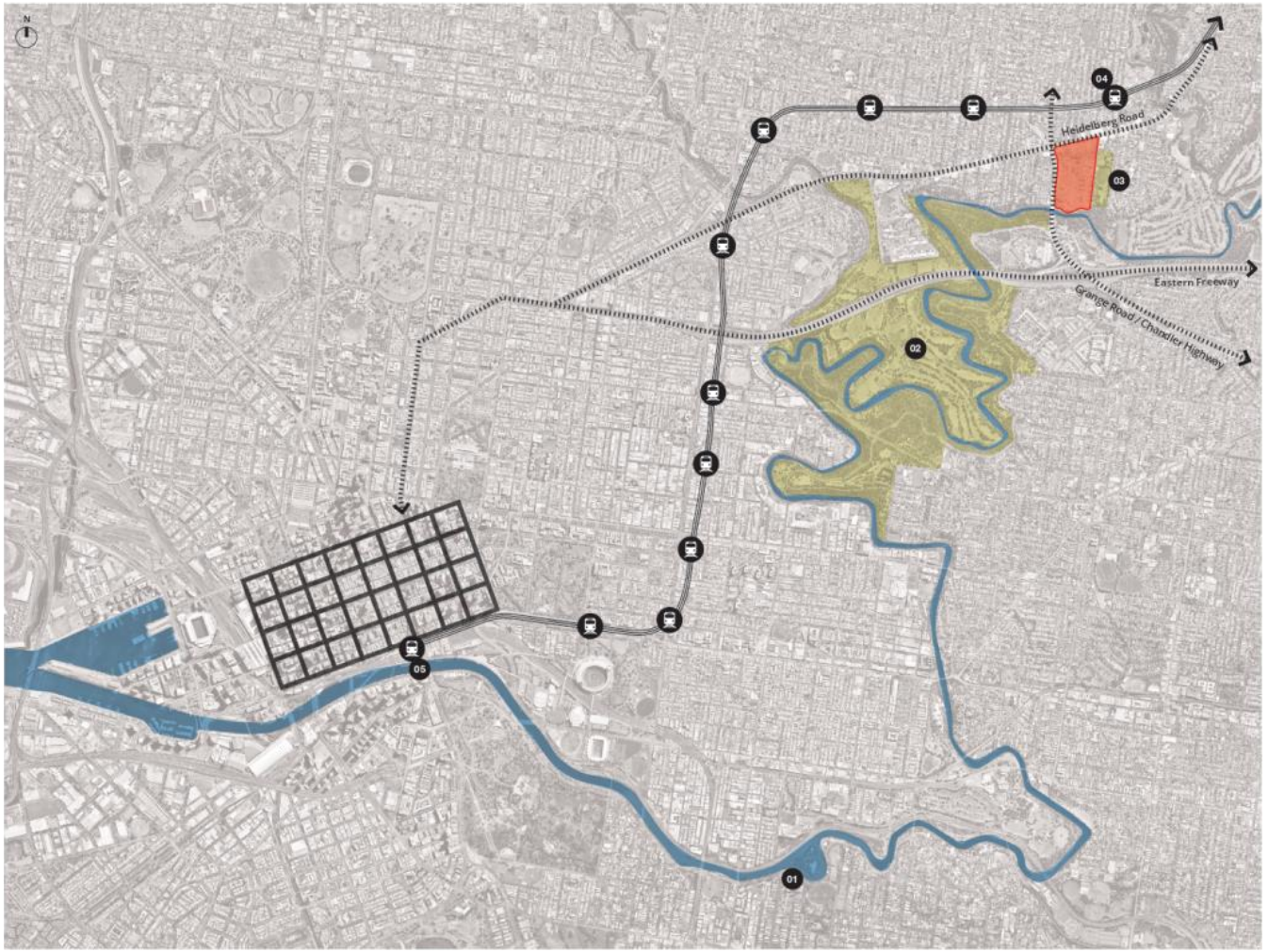
Attachment 2 - Landscape Plans

1.2. Site Context

The overall YarraBend project site is located in the suburb of Alphington in the City of Yarra approximately 6.5km north-east of Melbourne's Central Business District.

The site is immediately north of the Yarra River, which provides good pedestrian and cycle access to the Yarra trail and Yarra Bend Park. Alphington Park is to the east of the project site, which includes large open recreation space and sport facilities.

The project site has good transport links with Heidelberg Road running east-west to the north, Chandler Highway / Grange Road running north-south to the west and is within close proximity to the Eastern Freeway. Alphington Railway Station is a short walk and less than 500m from the project site allowing direct rail access to Flinders Street Station



LEGEND
- YarraBend Project Site
- Rail connection
- Main road connections
- Park facilities
- Train Station
- 01 Yarra River
- 02 Yarra Bend Park
- 03 Alphington Park
- 04 Alphington Railway Station
- 05 Flinders Street Railway Station

Site Context Diagram (not to scale)

Attachment 2 - Landscape Plans

1.3. Project Context

The overall YarraBend development consists of multiple residential and mixed-use plots throughout the site. The landscape proposals within this report relate to the following development sites only;

- The Paper Trail 09
- Health & Wellness Centre 10
- Outer Circle Precinct 08

These projects are located to the west of the development site adjacent to Chandler Highway and consist of both private and publicly accessible open space.

LEGEND

- YarraBend Project Site
- Development Plot
- Development Plot (By Others)
- Public Open Space
- Public Accessible Private Space

OPEN SPACES

01 Alphington Square (By Others)
02 Artisan Park (By Glenvill)
03 Workshop Park (By Glenvill)
04 Turbine Heritage Park (By Glenvill)
05 River Park

DEVELOPMENT BY GLENVILL

06 Artisan East Mixed-use Development
07 Artisan West Development
08 Outer Circle Precinct Residential Development
09 The Paper Trail
10 Health & Wellness Centre
11 Workshop North Residential Development
12 Wetlap Residential Development
13 Workshop South Residential Development
14 Boiler House (1950s) Residential Development
15 Boiler House (1920s) Residential Development
16 Riverfront West Residential Development
17 Riverfront East Residential Development
18 Residential House & Land Developments
19 Gateway
20 Parkview Townhouses

DEVELOPMENT BY OTHERS

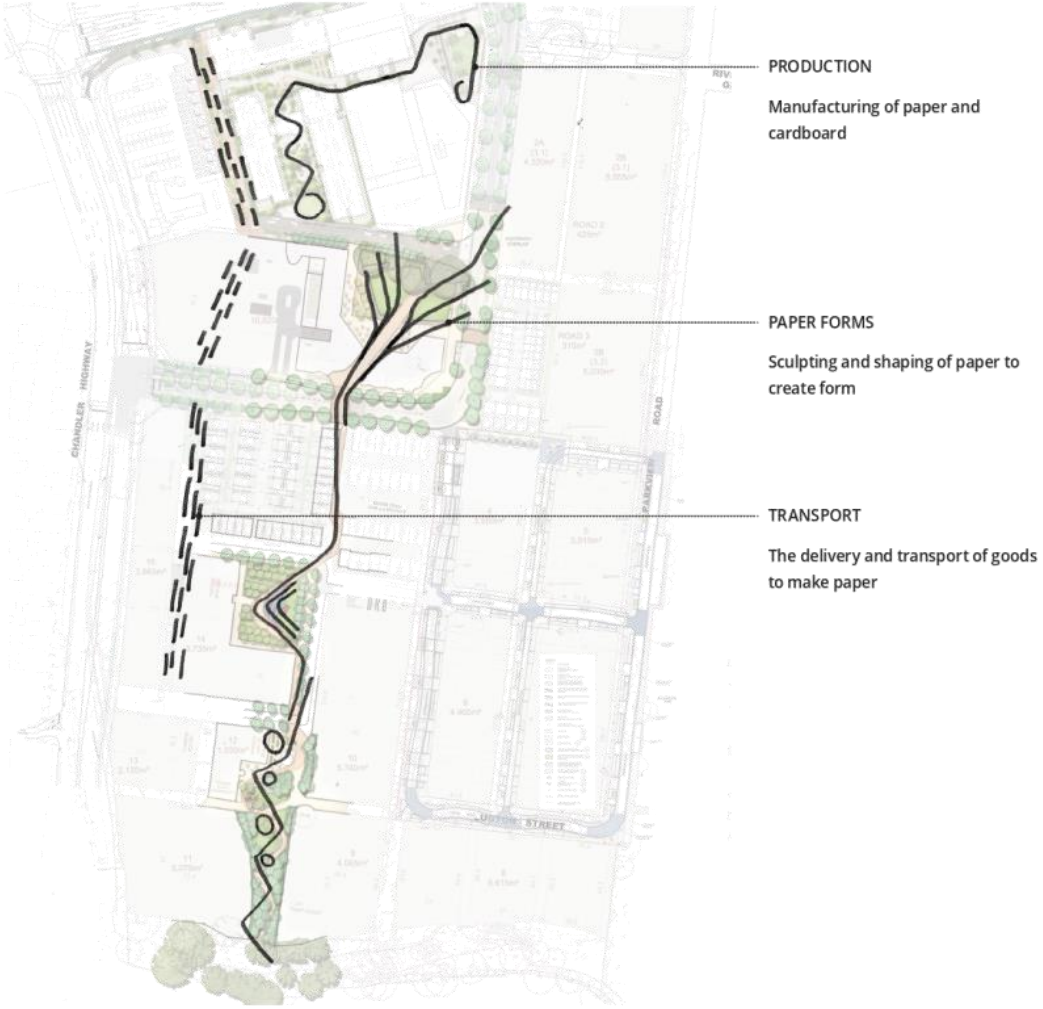
21 Alphington Village (By Others)
22 Outer Circle Mews (By Others)
23 Home (By Caydon)
24 Retirement Village (By Others)
25 Townhouses (By Others)



YarraBend Development Plan - Streets & Public Open Space

Attachment 2 - Landscape Plans

1.4. Landscape Narrative



Landscape Narrative Diagram (not to scale)

Attachment 2 - Landscape Plans

1.5. Landscape Inspiration

Manufacture / Process



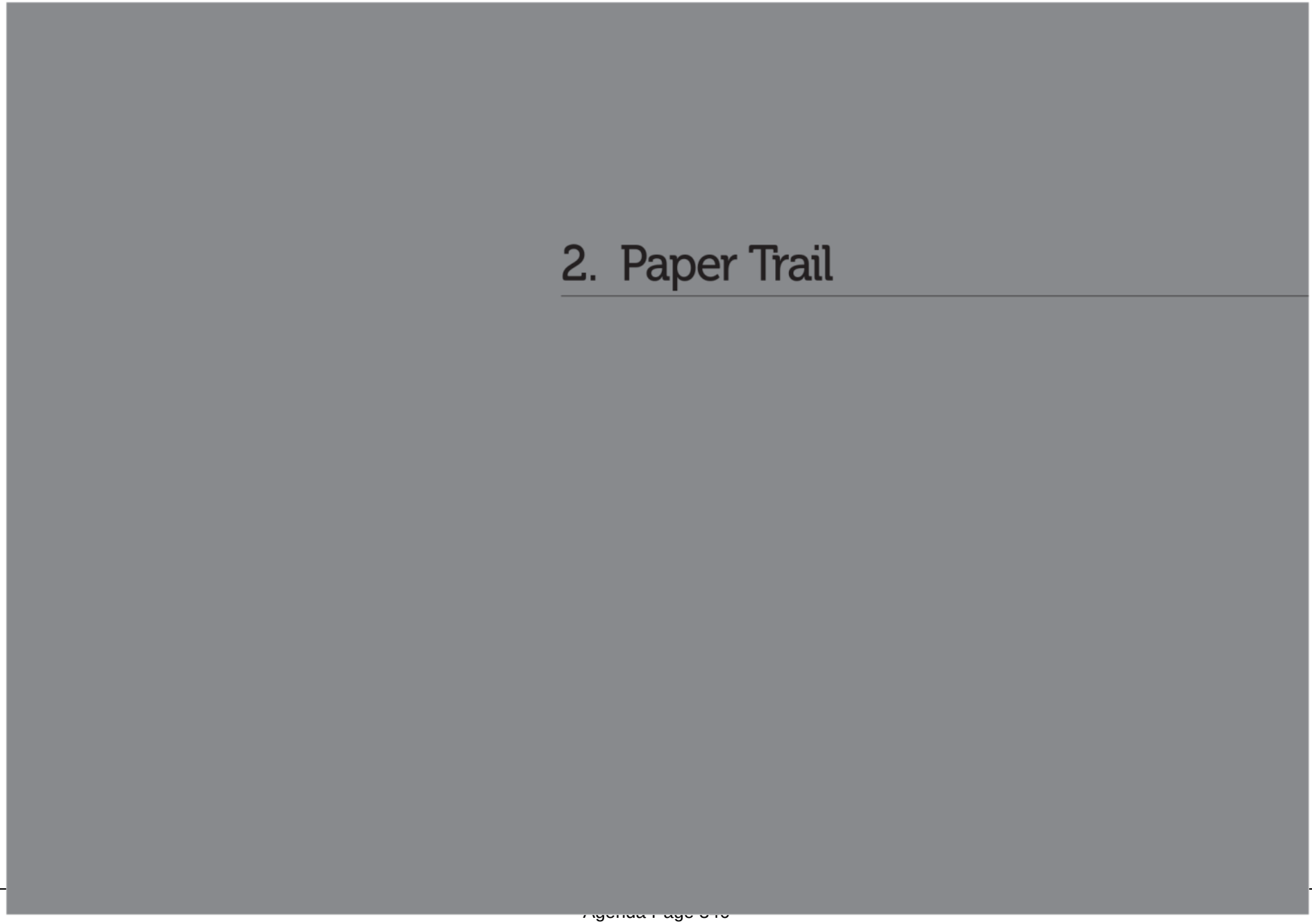
Product / Paper



Design Process / Form



Attachment 2 - Landscape Plans



Attachment 2 - Landscape Plans

2.1. Paper Trail - Design Character

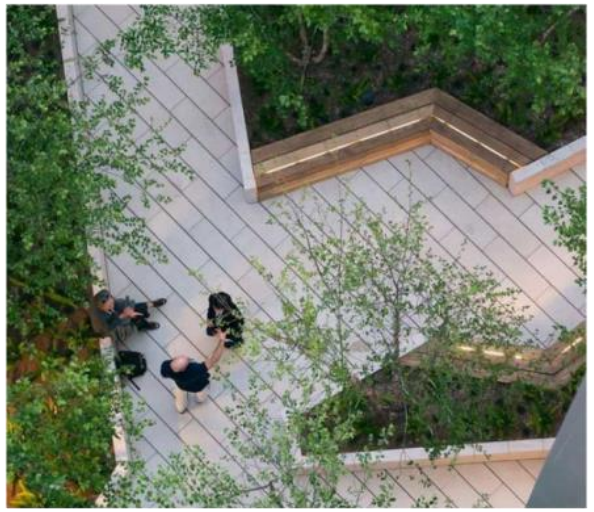
The landscape proposal for the Paper Trail provides an elevated pedestrian walkway to the Outer Circle Precinct Apartments. While the site is to be privately owned and maintained, it will remain publicly accessible at all times. The walkway provides a direct link from the precinct to the Chandler Highway shared use path to the north of the development.

The Paper Trail interfaces with Outer Circle precinct apartments to the West, and The Mills and Wetlap to the East. Lobby entrances to the building are provided along the Paper Trail. The inclusion of multiple private entrances from the Paper Trail allows for passive surveillance of the site.

A 2.5m wide pedestrian walkway references the sites former railway sidings, serving as a predominantly linear path broken up by path movements and round corten planters to lobby entrances. Paper making and production is referenced throughout the design through the use of circular geometries. Key sightlines along the path are maintained to ensure a clear line of sight for pedestrians, with a staircase entry/exit point located halfway along the walkway.

The use of heritage themed materials along the walkway, such as feature brick inlays along the pedestrian path, and corten steel planters is offset by high quality stone paving to residential entrances. This differentiation of materials provides some distinction between the private buildings and publicly accessible walkway. Seating opportunities are provided along the length of the walkway, and 12 bicycle hoops provide visitors with ample opportunity for bicycle parking.

Raised corten steel planters of varying heights allow for dense screening bamboo planting in clusters to provide privacy for residences, with lush, green understorey planting to give the space an inviting and green backdrop to residences. Small feature trees to round corten feature planters at lobby entries provides shade and colour, while larger species are accommodated in the breaks between buildings.

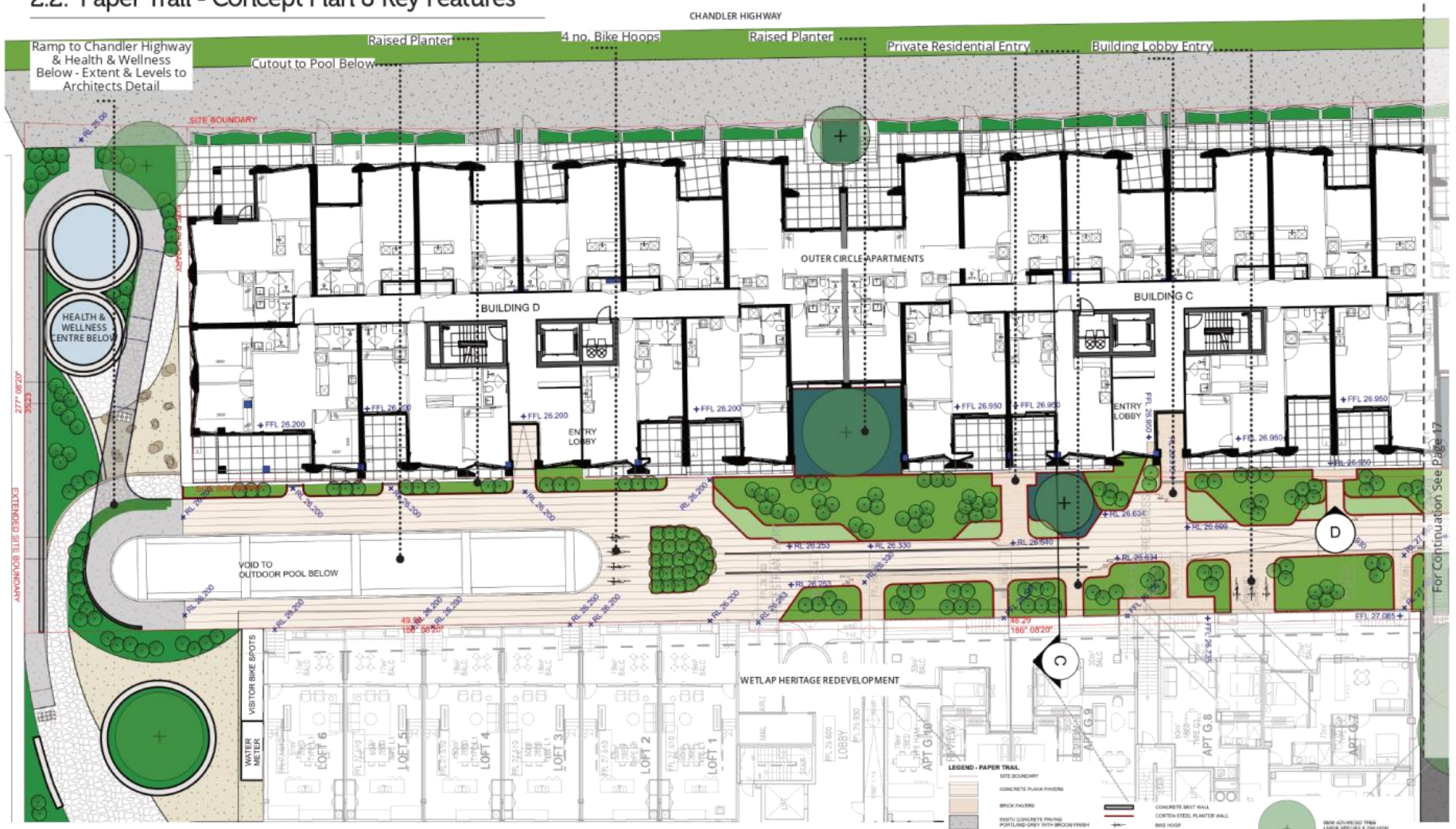







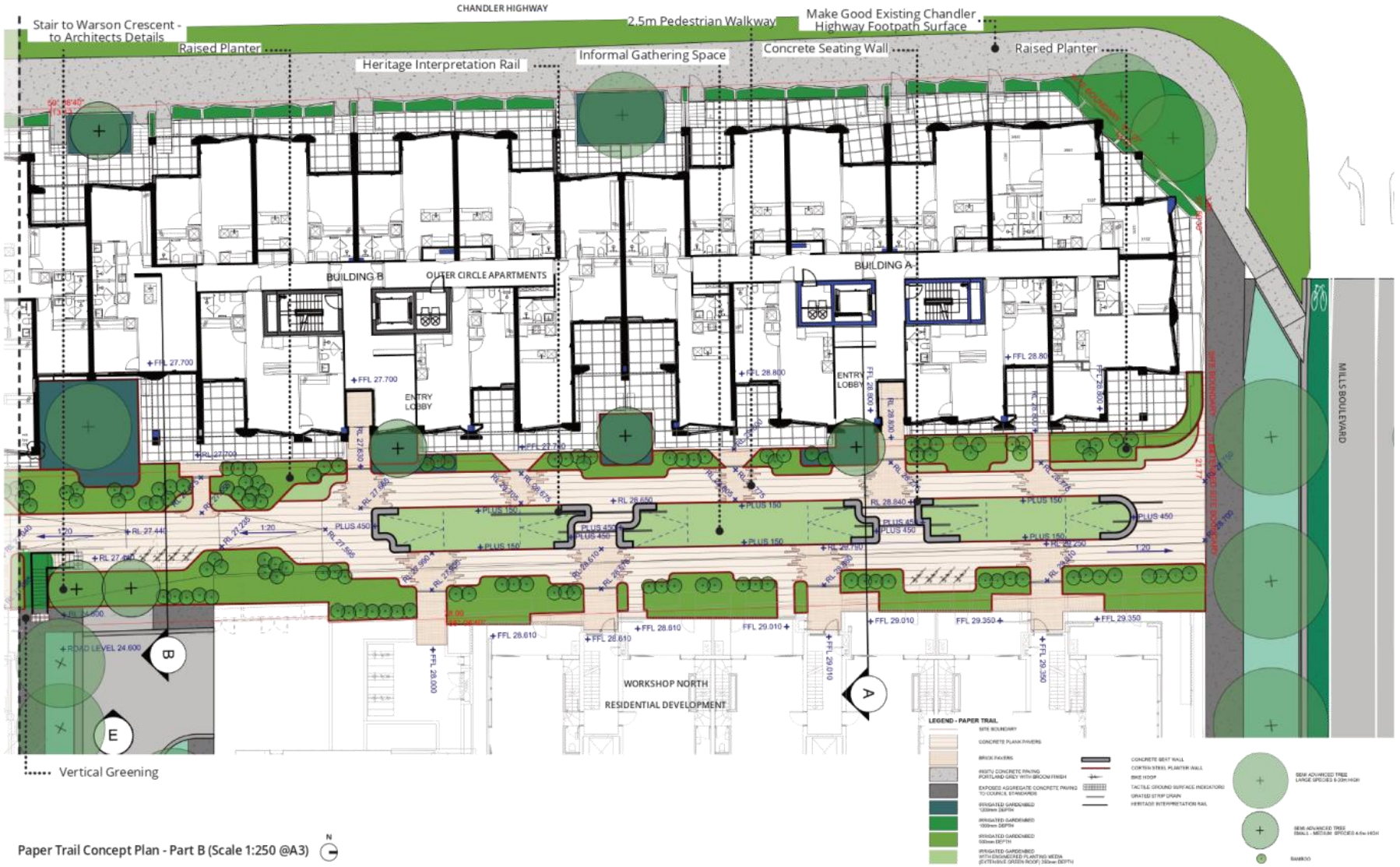
Attachment 2 - Landscape Plans

2.2. Paper Trail - Concept Plan & Key Features



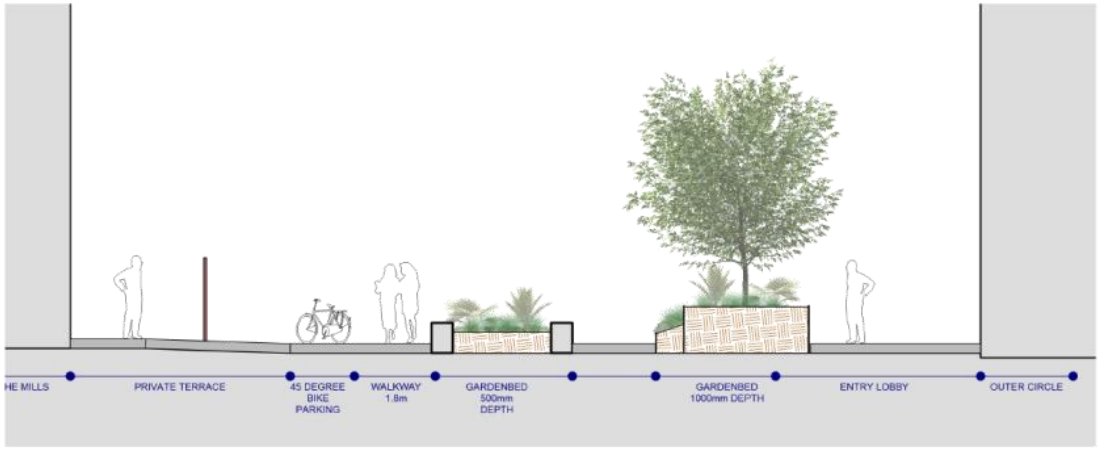
Paper Trail Concept Plan - Part A (Scale 1:250 @A3)

Attachment 2 - Landscape Plans

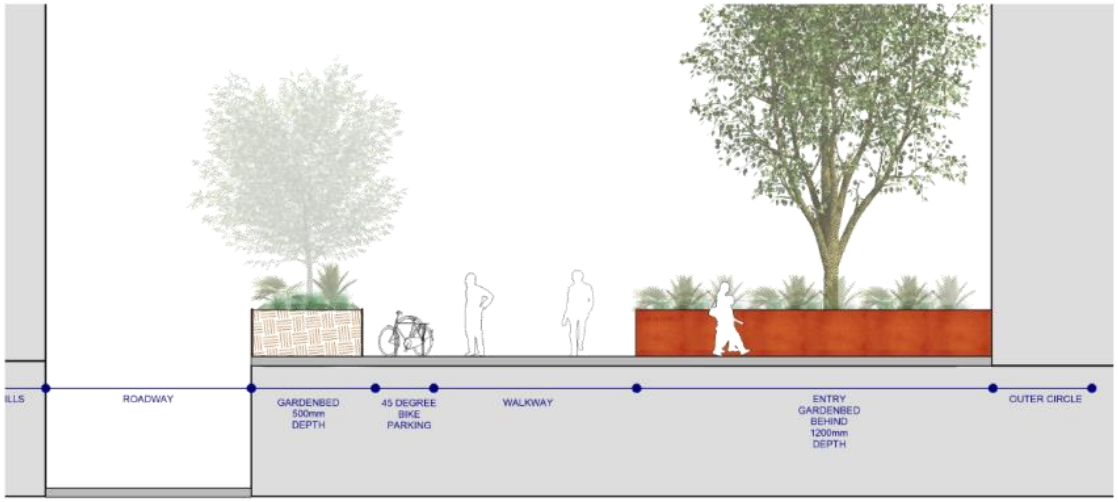


Attachment 2 - Landscape Plans

2.3. Paper Trail - Sectional Elevations



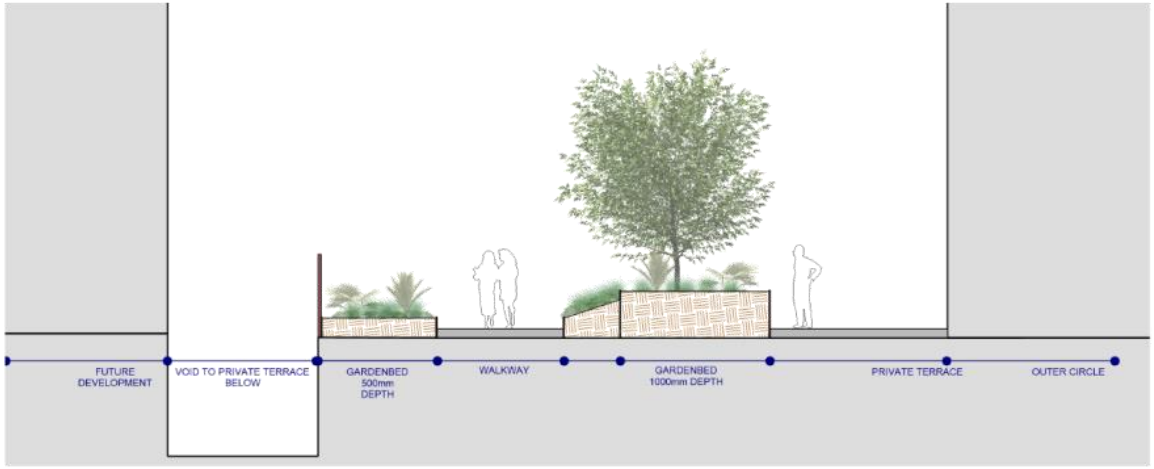
Sectional Elevation A - Paper Trail Typical Walkway (Scale 1:100 @A3)



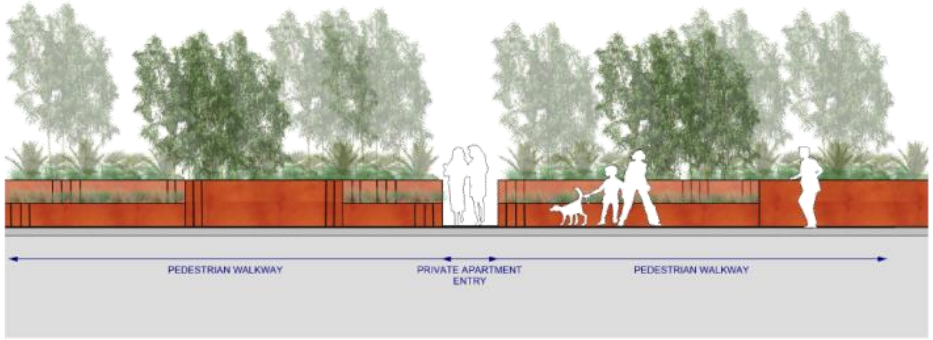
Sectional Elevation B - Paper Trail Typical Walkway (Scale 1:100 @A3)

Attachment 2 - Landscape Plans

2.4. Paper Trail - Sectional Elevations



Sectional Elevation C - Paper Trail Typical Walkway (Scale 1:100 @A3)



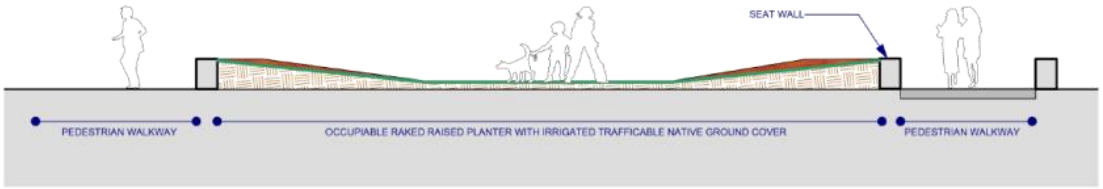
Elevation D - Paper Trail Private Entrance (Scale 1:100 @A3)

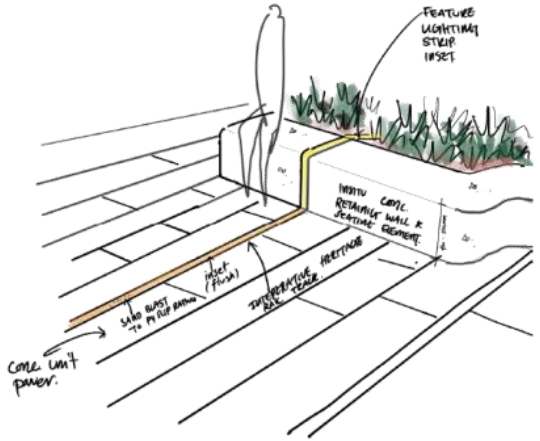
Attachment 2 - Landscape Plans

2.5. Paper Trail - Elevation



Elevation E - Paper Trail Stair Access (Scale 1:100 @A3)

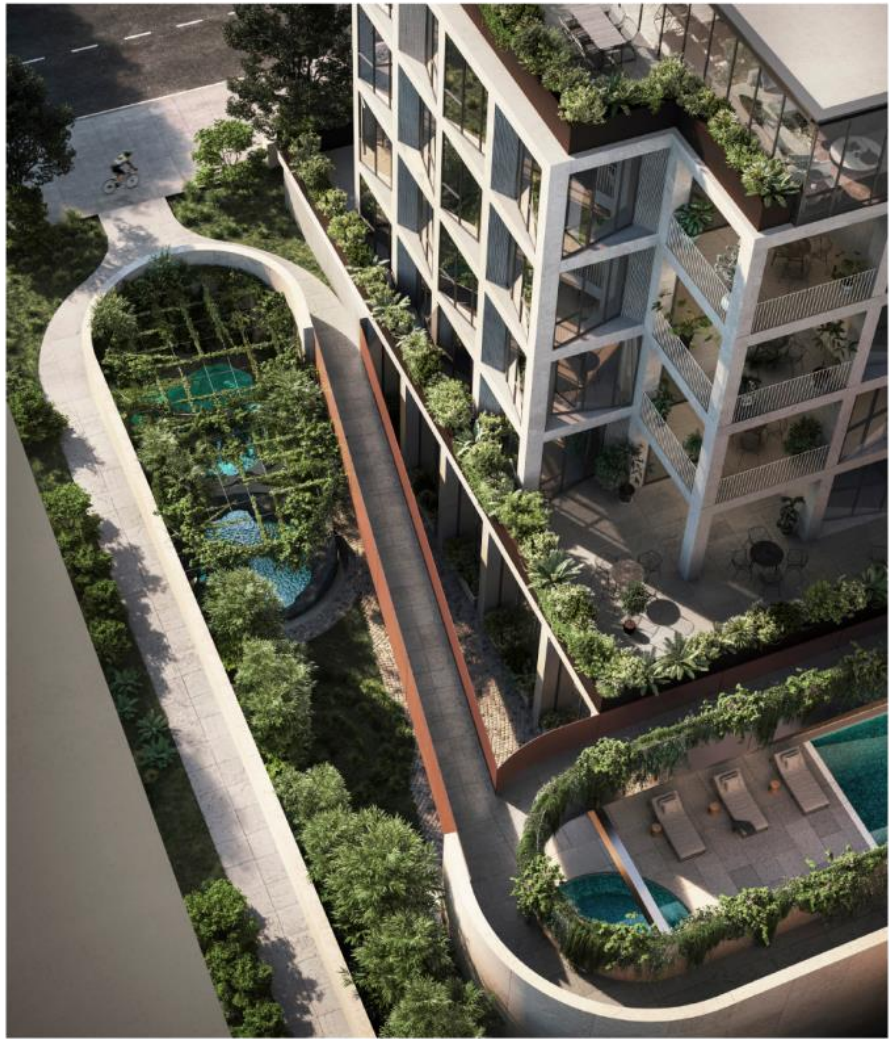




Detail Sketch - Informal Gathering Space - Heritgae Rail Interpretation

Attachment 2 - Landscape Plans

2.6. Paper Trail Ramp (Link to Chandler Highway & Health & Wellness Centre - Indicative View



Indicative Render (By Others)

Attachment 2 - Landscape Plans

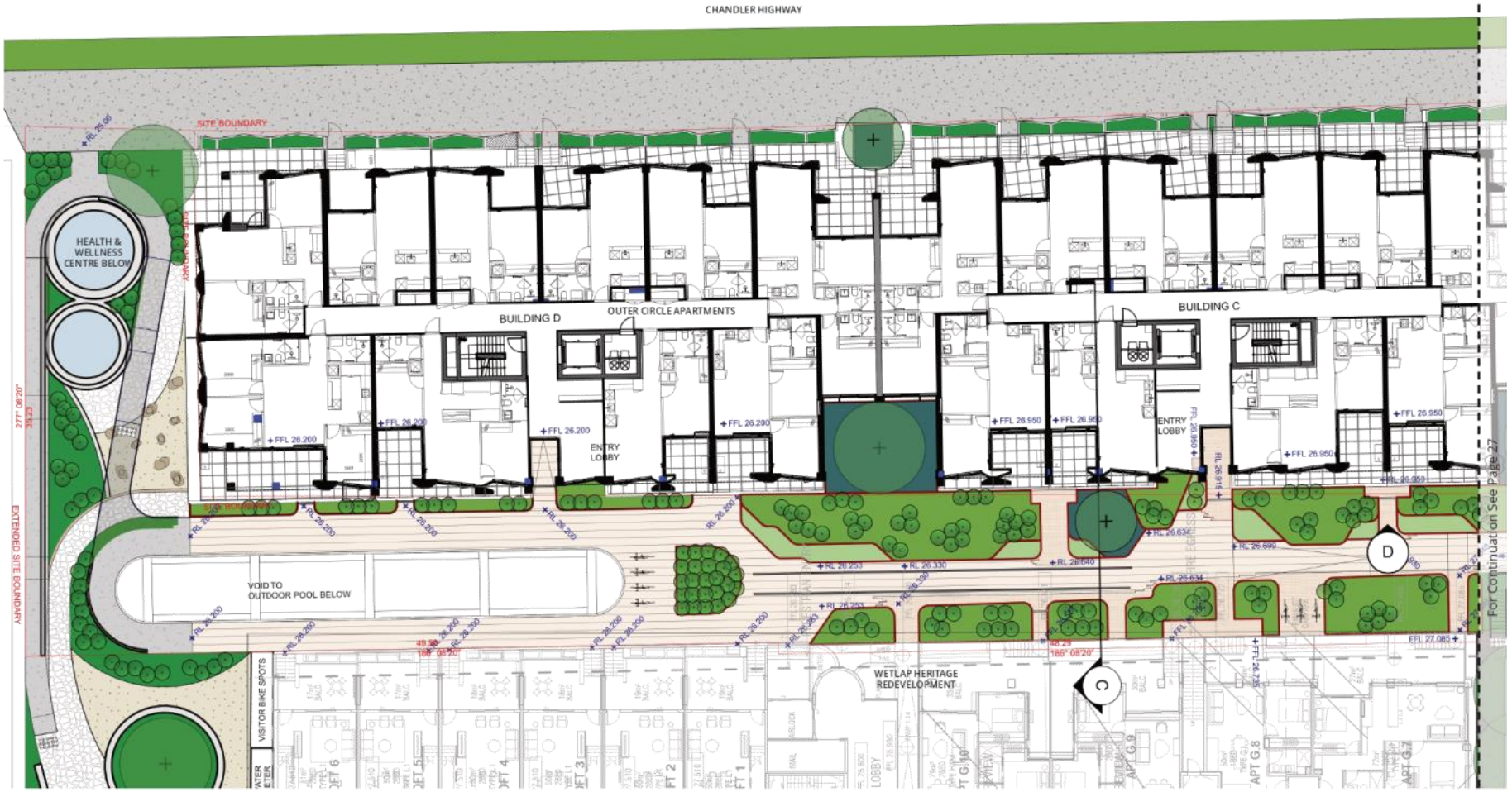
2.7. Paper Trail from Outdoor Pool Below (Indicative View)



Indicative Render (By Others)

Attachment 2 - Landscape Plans

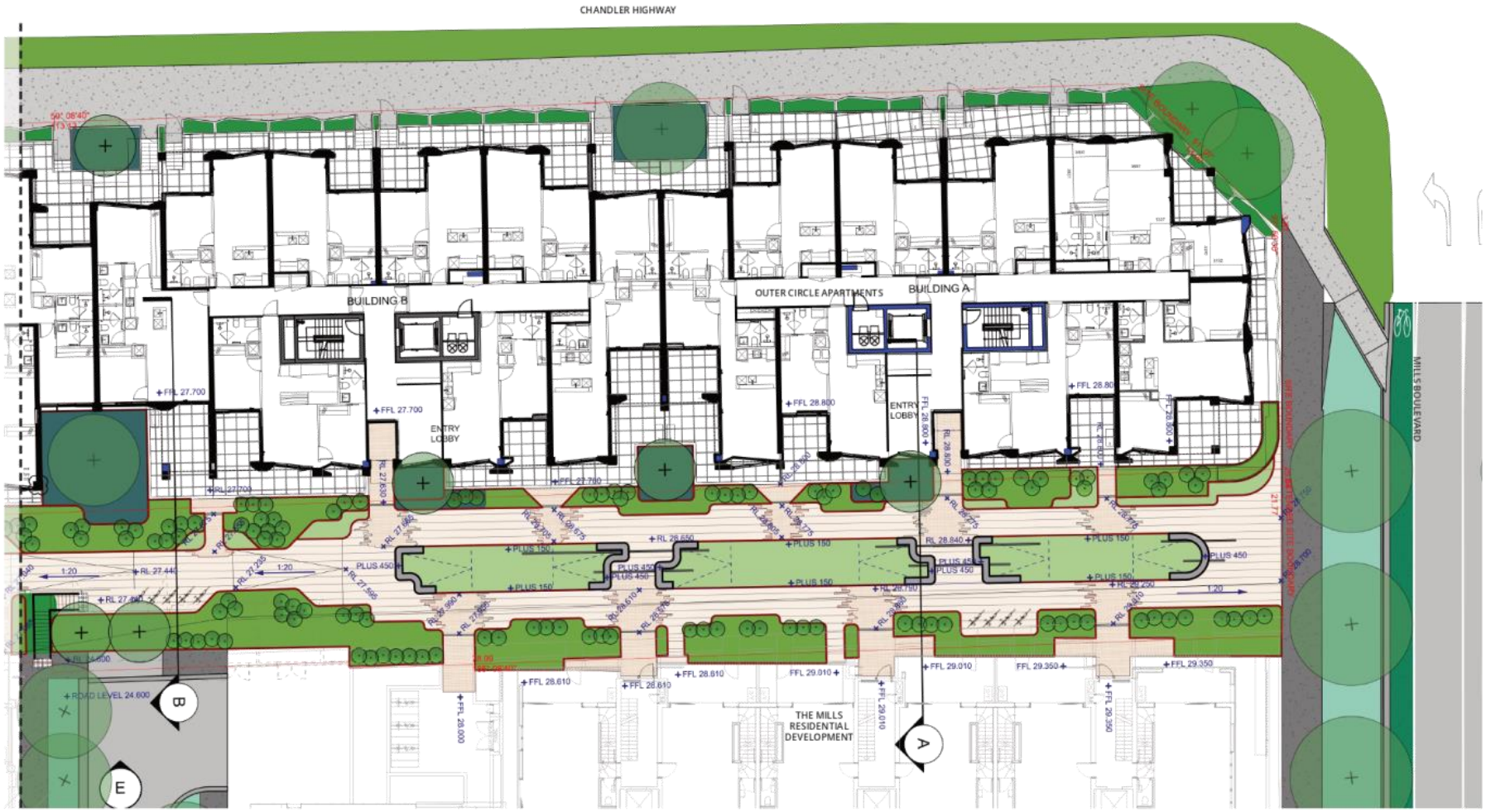
2.8. Paper Trail - Key Levels Plan



Paper Trail Key Levels Plan (Scale 1:250 @A3)

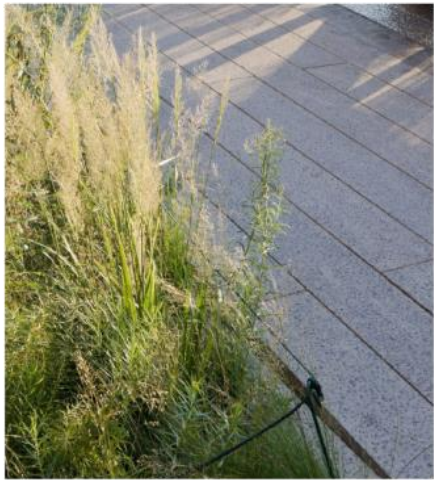
NOTE: All public realm treatment outside the project site for illustrative purposes only.

Attachment 2 - Landscape Plans



Attachment 2 - Landscape Plans

2.9. Paper Trail - Materials & Furniture



Linear concrete paving to pedestrian walkway



Stone pavers to residential lobby entrances



Large format stone pavers to private residential entrances



Corten gardenbed walls



Feature heritage interpretation brick inlay



Integrated timber seating



Entry feature & wayfinding



Green wall to Health & Wellness Centre void above pool

Attachment 2 - Landscape Plans

2.10. Paper Trail - Planting Palette



Ulmas Pavifolia
Chinese Elm



Waterhousea floribunda
Lilly Pilly



Bambusa lako
Timor Black Bamboo



Himalayacalamus porcatus
Nepalese Blue Bamboo



Acacia cognata 'Green Mist'
River Wattle



Centaurea cinarea
Dusty Miller



Dianella cerulea
Dianella



Dichondra argentea
Silver Falls



Dicksonia antarctica
Soft Tree Fern



Doodia aspera
Prickly Rasp Fern



Doryanthes palmeri
Giant Spear Lily



Fatsia japonica
Glossy-leaf Paper Plant



Helichrysum italicum
Curry Plant



Lomandra hystrix
Green-Mat Rush



Myoporum parvifolium
Creeping Boobialla



Pennisetum alopecuroides
Pennstripe



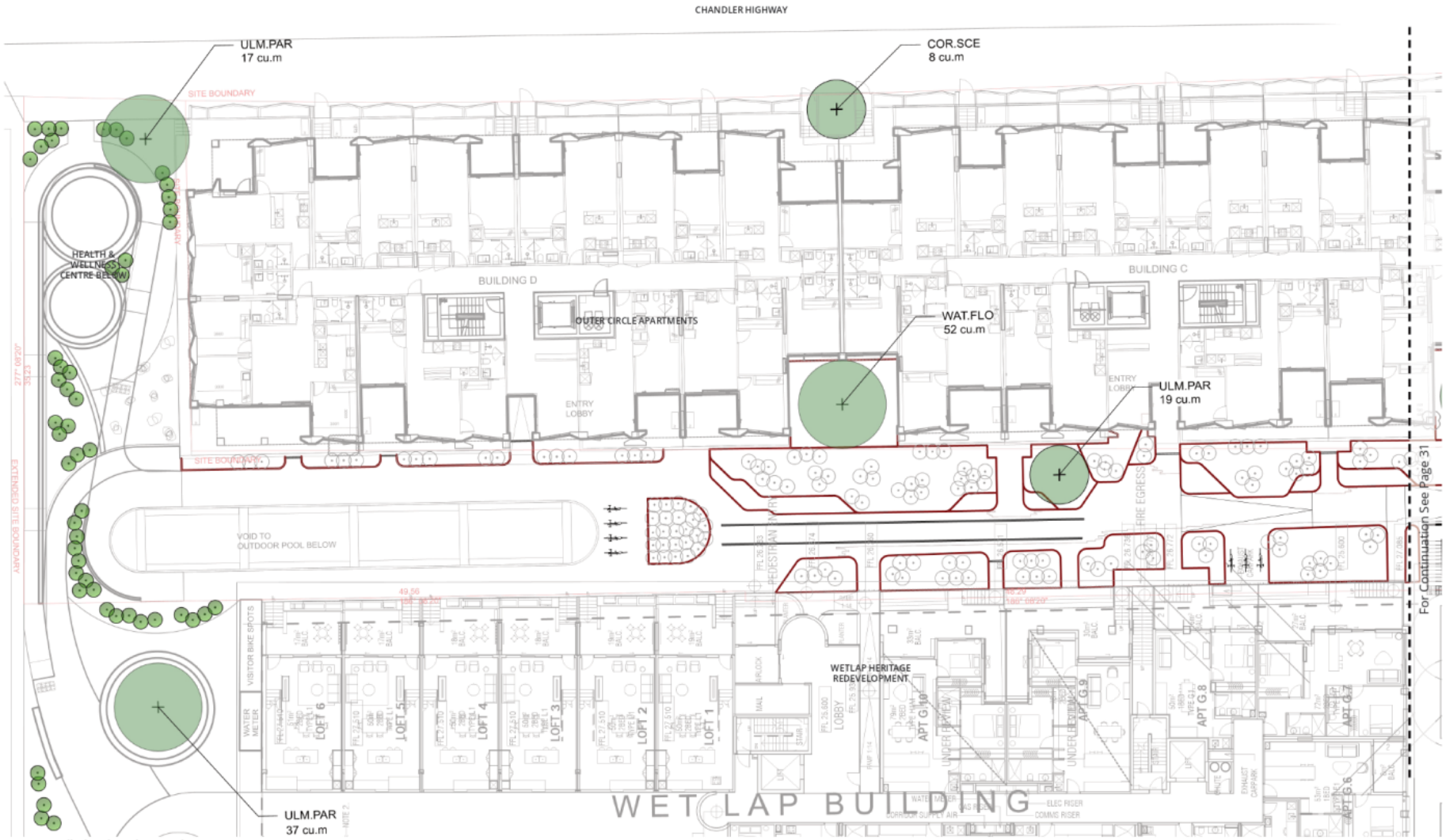
Plectranthus argentatus
Silver Plectranthus



Strelitzia reginae
Bird of Paradise

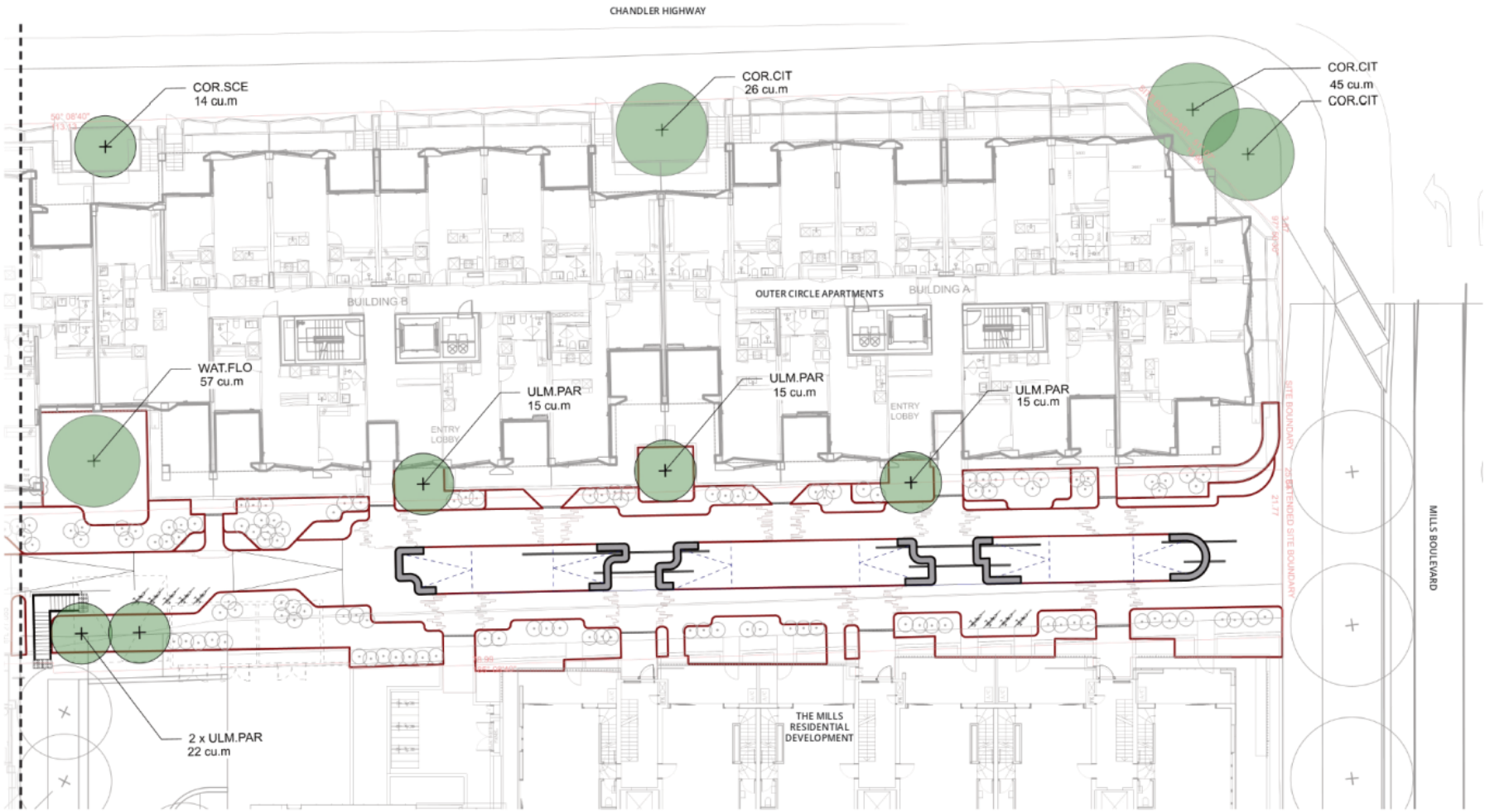
Attachment 2 - Landscape Plans

2.11. Paper Trail - Planting Plan



Paper Trail Planting Plan (Scale 1:250 @A3)

Attachment 2 - Landscape Plans

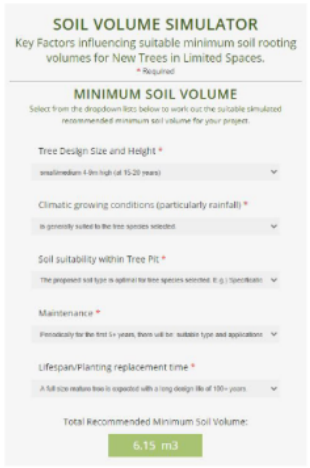


Attachment 2 - Landscape Plans

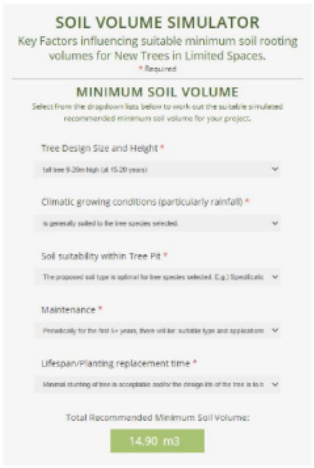
2.12. Paper Trail - Planting Schedule

PLANTING SCHEDULE - PAPER TRAIL							
Life Form / Code	Botanical Name	Common Name	Mature Size (H x W) m	Install Size	Volume (Trees)	Spacing (m)	Density (per m2)
TREES							
ULM.PAR	Ulmus parvifolia	Chinese Elm	10 x 8	100L 2.5m ht. 40mm Caliper	14.9 cu.m	as shown	N/A
WAT.FLO	Waterhousea floribunda	Lilly Pilly	12 x 10	100L 2.5m ht. 40mm Caliper	14.9 cu.m	as shown	N/A
BAMBOO							
	Bambusa lako	Timor Black Bamboo	12 x 1	50L		as shown	N/A
	Himalayacalamus porcatus	Nepalese Blue Bamboo	5 x 3	50L		as shown	N/A
SHRUBS, GRASSES & GROUNDCOVERS MIX							
	Acacia cognata 'Green Mist'	River Wattle	1 x 1	200mm pot	-	0.75	1.8
	Centaurea cinarea	Dusty Miller	0.3 x 0.2	140mm pot	-	0.4	6.25
	Dianella cerulea	Dianella	0.5 x 0.4	140mm pot	-	0.5	4
	Dichondra argentea	Silver Falls	0.3 x 0.1	140mm pot	-	0.4	6.25
	Dicksonia antarctica	Soft Tree Fern	2-4 x 2-4	200mm pot	-	1.5	0.44
	Doodia Aspera	Prickly Rasp Fern	0.4 x 0.6	140mm pot	-	0.75	1.8
	Doryanthes palmeri	Giant Spear Lily	3 x 3	200mm pot	-	1.5	0.44
	Fatsia japonica	Glossy-leaf Paper Plant	1.5 x 1.5	200mm pot	-	1	1
	Helichrysum italicum	Curry Plant	0.4 x 0.4	140mm pot	-	0.6	2.8
	Lomandra hystrix	Green Mat-rush	1 x 1	200mm pot	-	0.75	1.8
	Myoporum parvifolium	Creeping Boobialla	0.4 x 0.1	140mm pot	-	1	1
	Plectranthus argentatus	Silver Plectranthus	1 x 1	200mm pot	-	0.5	4
	Strelitzia reginae	Bird of Paradise	1.2 x 1.2	200mm pot	-	1	1

NOTE: Soil target volumes based on Soil Volume Simulator by Simon Leake and Elke Haege https://www.elkeh.com.au/soils-no-text/

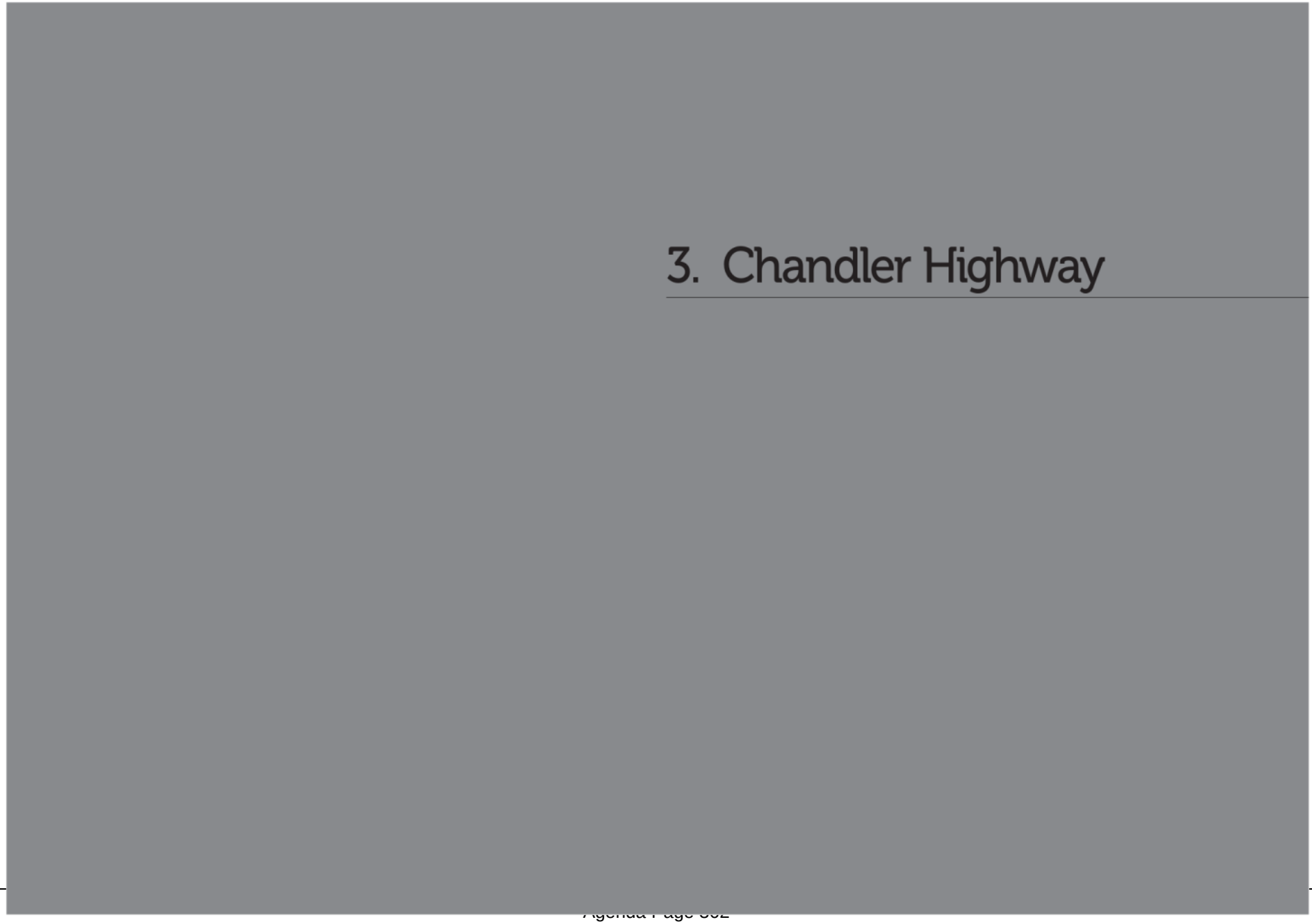


Small Tree (4-9m high)



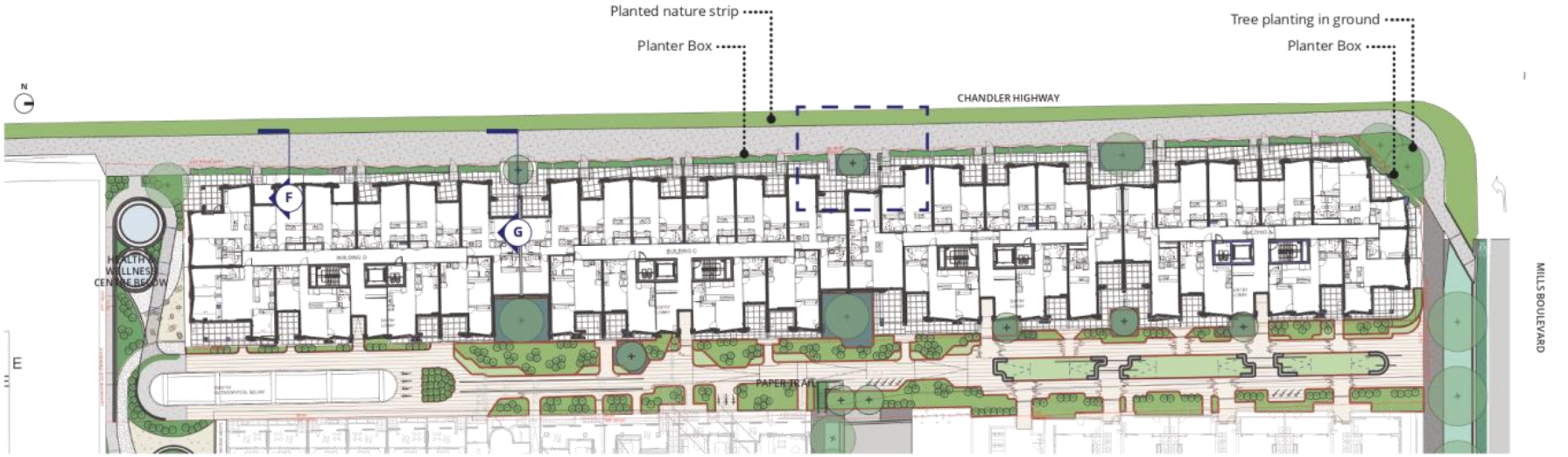
Large Tree (9-20m high)

Attachment 2 - Landscape Plans



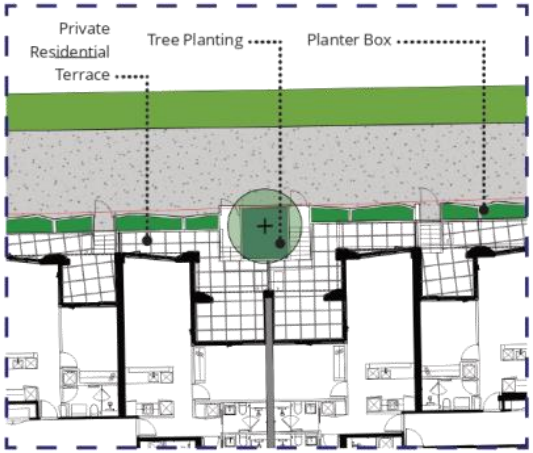
Attachment 2 - Landscape Plans

3.1. Chandler Highway - Concept Plan & Key Features



Chandler Highway Concept Plan (Scale 1:500 @A3)

A series of planters along the Western edge of the development provides a green interface between Chandler Highway and private residential terraces. Planters are stepped with the building to maintain a human scale edge, while also allowing for enough soil depth to ensure successful planting outcomes. Setbacks to building facades provides opportunity for larger tree species to be planted. The planting palette utilises hardy, drought-tolerant plant species to ensure a robust green edge to Chandler Highway.



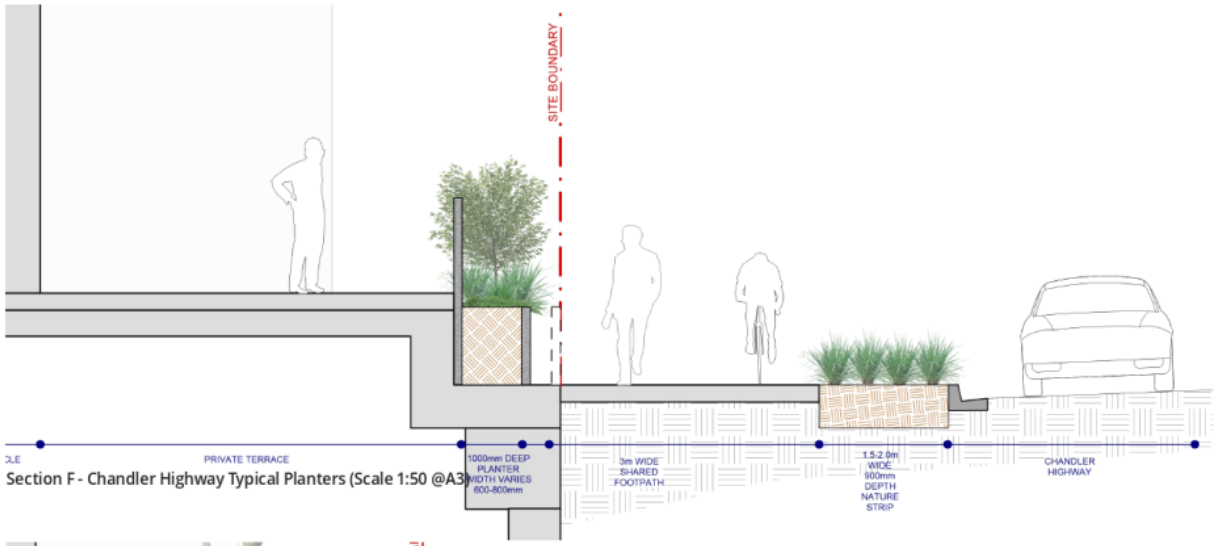
Chandler Highway Typical Planter Plan Zoom (Scale 1:250 @A3)



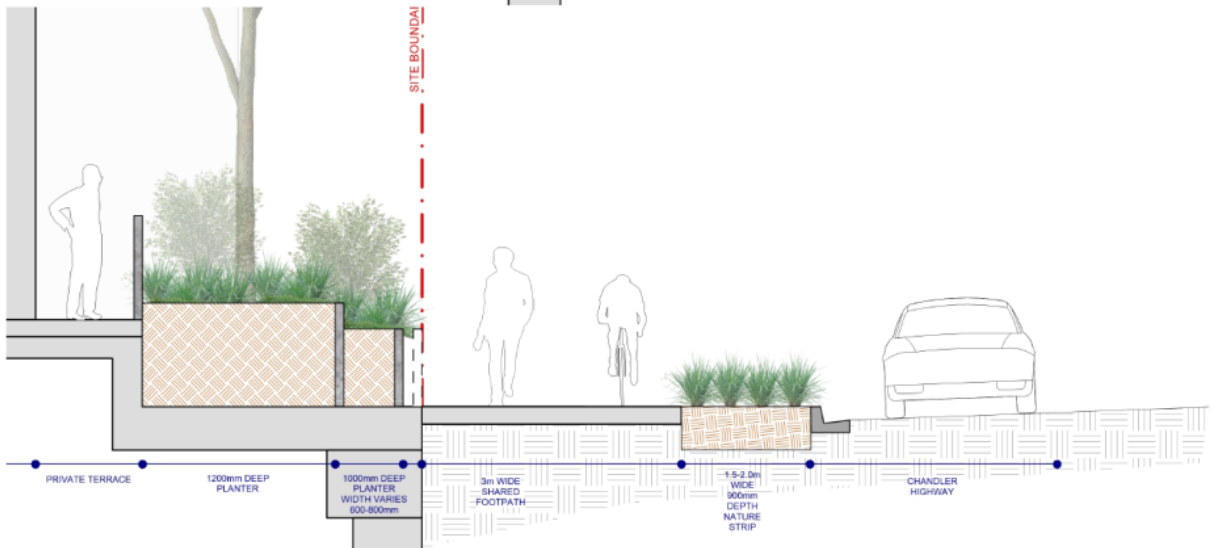
NOTE: All public realm treatment outside the project site for illustrative purposes only.

Attachment 2 - Landscape Plans

3.2. Chandler Highway - Sections



Section F - Chandler Highway Typical Planters (Scale 1:50 @A3)



Section G - Chandler Highway Typical Planters (Scale 1:50 @A3)

Attachment 2 - Landscape Plans

3.3. Chandler Highway - Planting Palette & Schedule



Corymbia citriodora
Lemon-scented Gum



Corymbia citriodora 'Scentuous'
Dwarf lemon-scented Gum

PLANTING SCHEDULE - CHANDLER HIGHWAY							
			Mature Size	Install			Density
	Botanical Name	Common Name	(H x W)	Size			(per m2)
	TREES						
COR.CIT	Corymbia citriodora	Lemon-scented Gum	20 x 8m	100L 2.5m ht. 40mm Caliper	14.9 cu.m	as shown	N/A
COR.SCE	Corymbia citriodora 'Scentuous'	Dwarf lemon-scented Gum	8 x 6	100L 2.5m ht. 40mm Caliper	6.15 cu.m	as shown	N/A
	SHRUBS, GRASSES & GROUNDCOVERS MIX						
	Acacia cognata 'Green Mist'	River Wattle	1 x 1	200mm pot	-	0.75	1.8
	Dianella cerulea	Dianella	0.5 x 0.4	140mm pot	-	0.5	4
	Dianella longifolia	Smooth Flax Lily	.3-.75 x .5	140mm pot	-	0.5	4
	Dichondra argentea	Silver Falls	0.3 x 0.1	140mm pot	-	0.3	11
	Goodenia ovata	Hop Goodenia	0.2 x 1	200mm pot	-	1	1
	Helichrysum italicum	Curry Plant	0.4 x 0.4	140mm pot	-	0.5	4
	Lomandra hystrix	Green Mat-rush	1 x 1	200mm pot	-	0.75	1.8
	Lomandra 'Tanika'	Tanika	1 x 1	200mm pot	-	0.75	1.8
	Myoporum parvifolium	Creeping Boobialla	0.4 x 0.1	140mm pot	-	1	1
	Poa ensiformis	Sword Tussock	1 x 1	200mm pot	-	0.75	1.8
	Strelitzia reginae	Bird of Paradise	1.2 x 1.2	200mm pot	-	1	1



Acacia cognata 'Green Mist'
River Wattle



Dianella cerulea
Paroo Lily



Dianella longifolia
Smooth Flax Lily



Dichondra argentea
Silver Falls



Goodenia ovata
Hop Goodenia



Helichrysum italicum
Curry Plant



Lomandra hystrix
Green-Mat Rush



Myoporum parvifolium
Creeping Boobialla



Pennisetum alopecuroides
Pennstripe



Lomandra 'Tanika'
Tanika

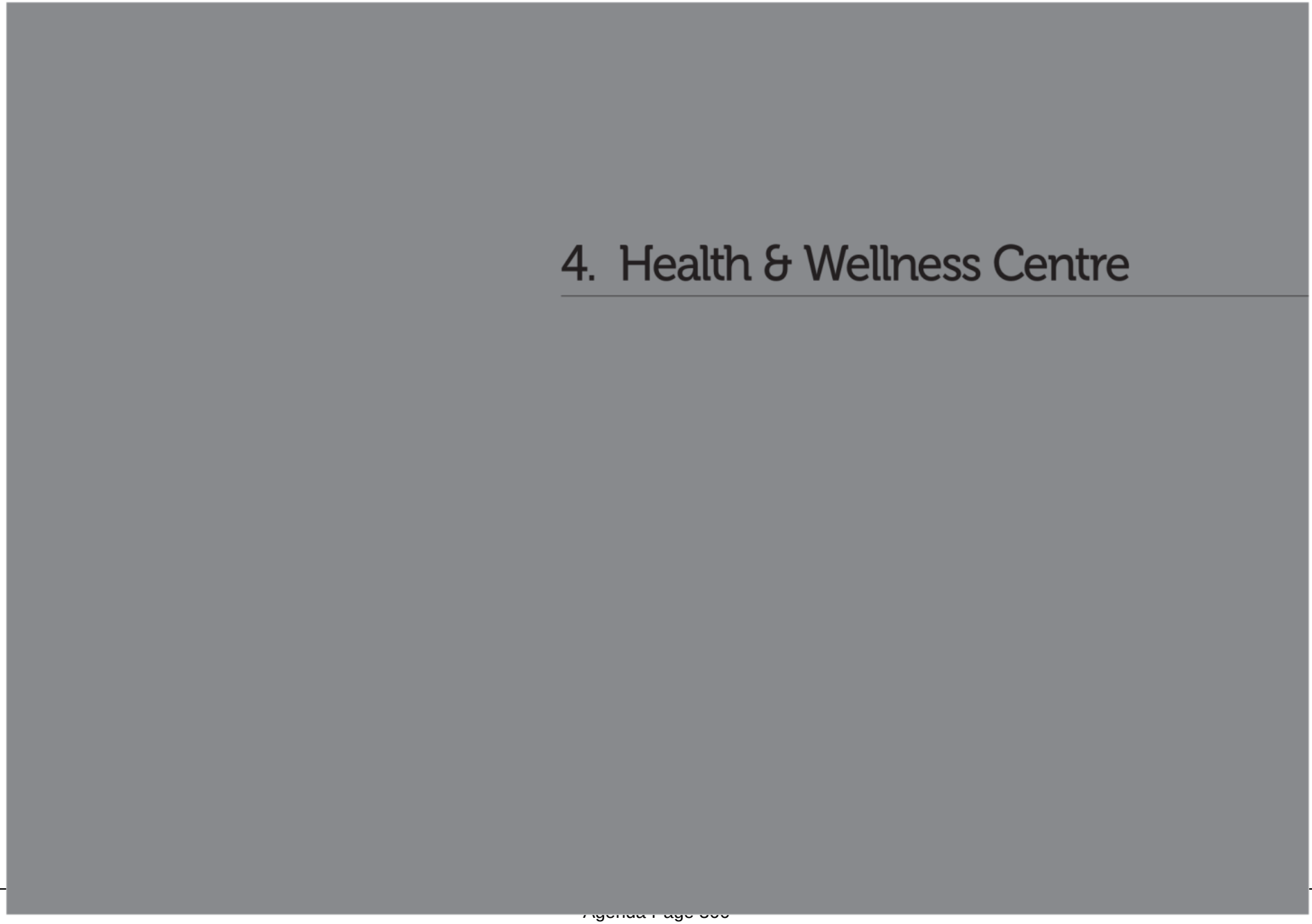


Poa ensiformis
Sword Tussock



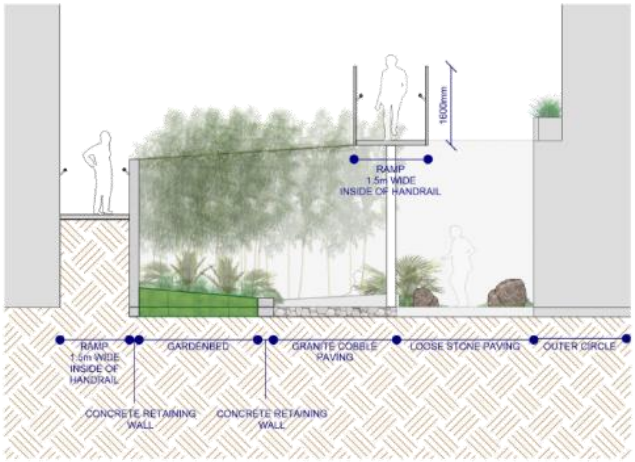
Strelitzia reginae
Bird of Paradise

Attachment 2 - Landscape Plans

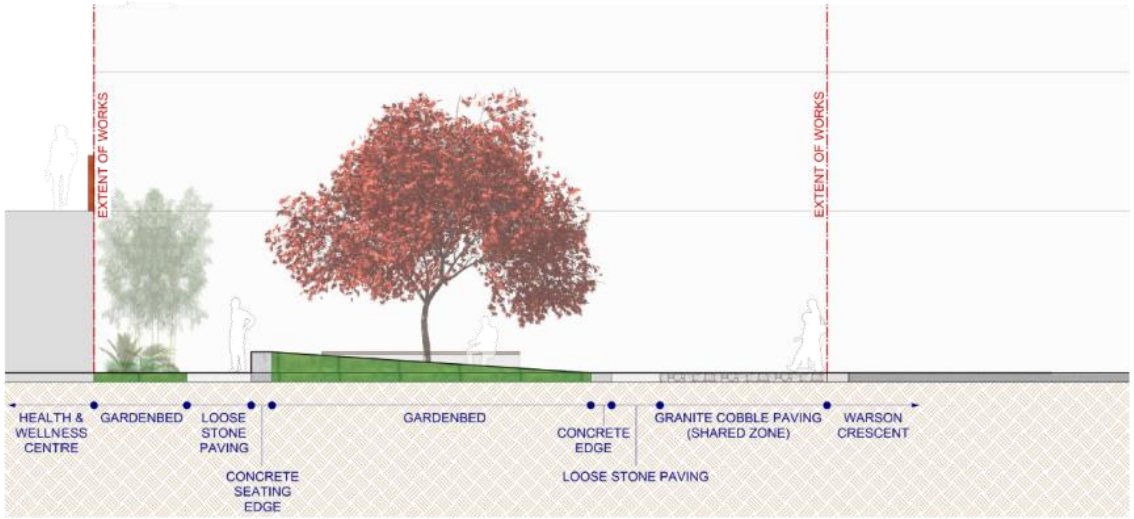


Attachment 2 - Landscape Plans

4.1. Health & Wellness Centre - Sectional Elevations



Sectional Elevation H - Health & Wellness Centre Onsen Zone (Scale 1:100 @A3)



Sectional Elevation I - Health & Wellness Centre Forecourt Entry (Scale 1:100 @A3)



Sectional Elevation J - Health & Wellness Centre Forecourt Entry, Onsen Zone & Public Ramp to Chandler Highway & Paper Trail Above (Scale 1:100 @A3)

Attachment 2 - Landscape Plans

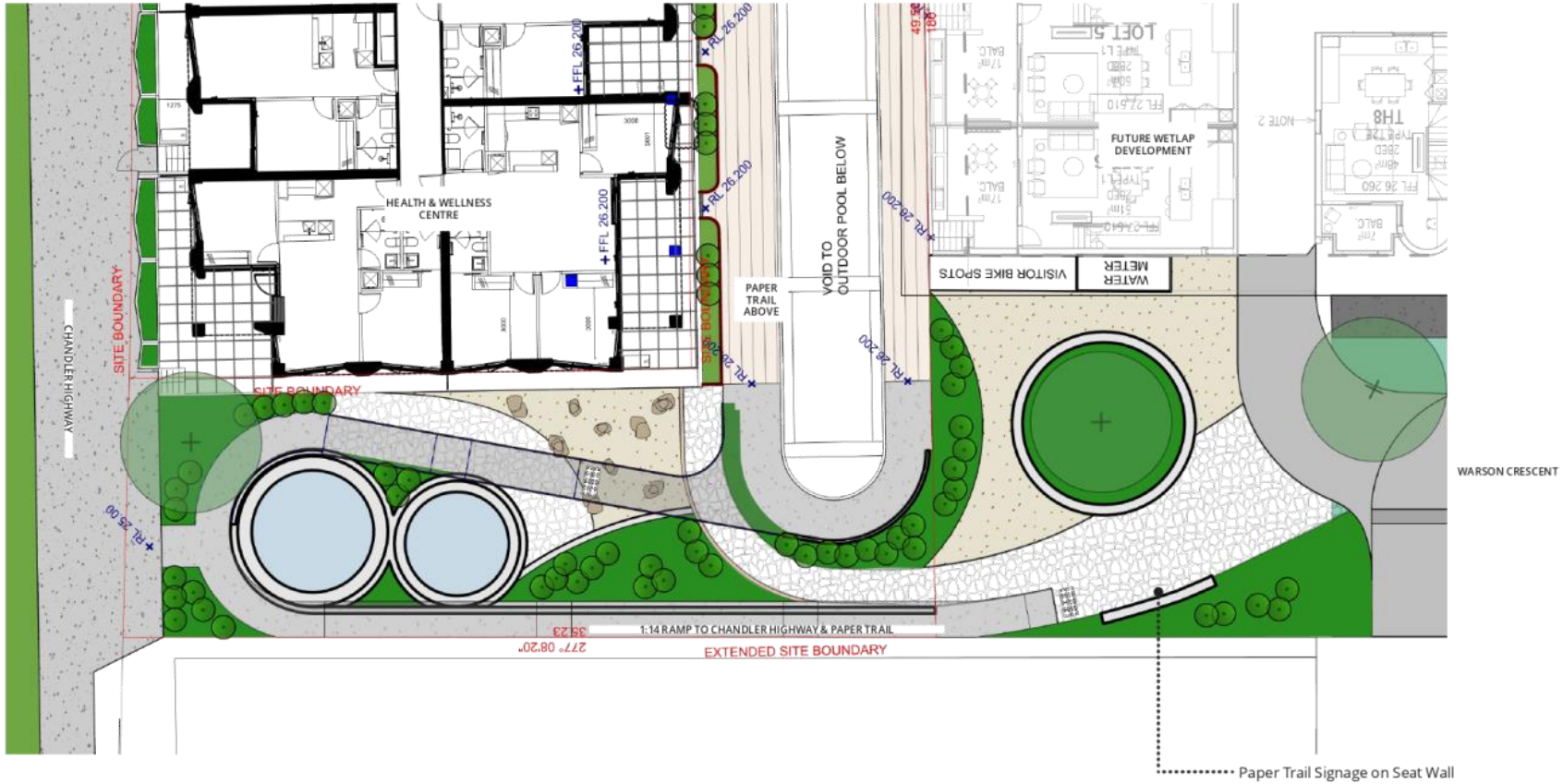
4.2. Health & Wellness Onsen - Indicative View



Indicative Render (By Others)

Attachment 2 - Landscape Plans

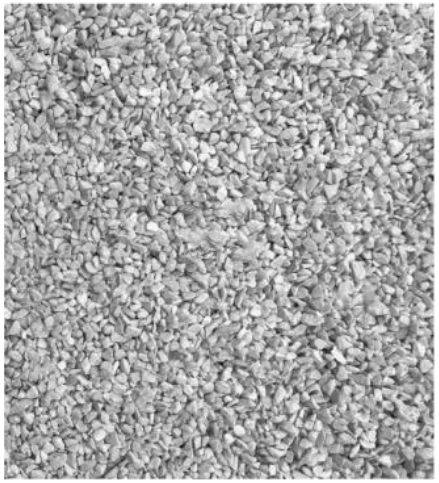
4.3. Health & Wellness Centre - Key Levels Plan



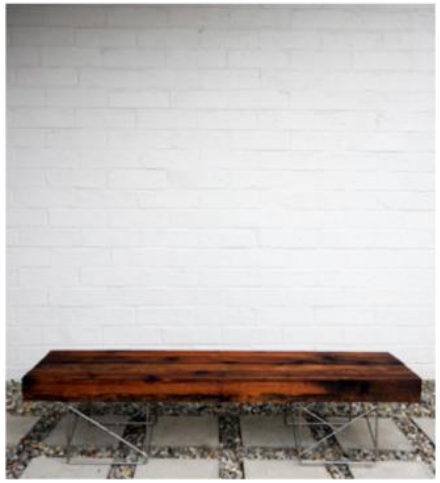
Attachment 2 - Landscape Plans

4.4. Health & Wellness Centre - Materials & Furniture

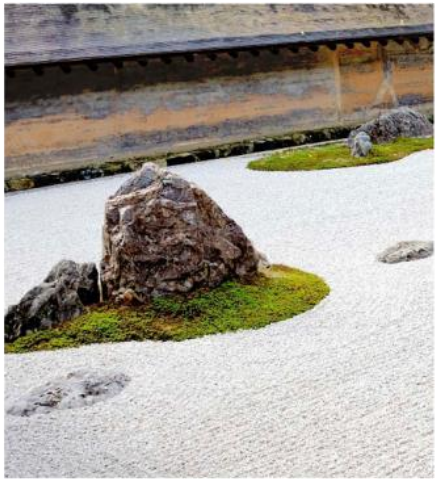

Granite Cobblestone Paving


White Loose Stone


Raised lawn


Timber seating


Timber privacy screen


Zen garden with feature rockwork


Low concrete wall to gardenbed

Attachment 2 - Landscape Plans

4.5. Health & Wellness Centre - Planting Palette



Acer palmatum
Japanese Maple



Dypsis baronii
Sugar Cane Palm



Bambusa lako
Timor Black Bamboo



Asplenium australasicum
Birds Nest Fern



Adiantum aethopicum
Common Maidenhair



Blechnum nudum
Fishbone Water Fern



Cyathea cooperi
Lacy Tree Fern



Dichondra repens
Kidney Weed



Dicksonia antarctica
Soft Tree Fern



Doodia aspera
Prickly Rasp Fern



Fatsia japonica
Glossy-leaf Paper Plant



Lomandra hystrix
Green-Mat Rush



Philodendron xanadu
Philodendron



Polystichum proliferum
Mother-Shield Fern



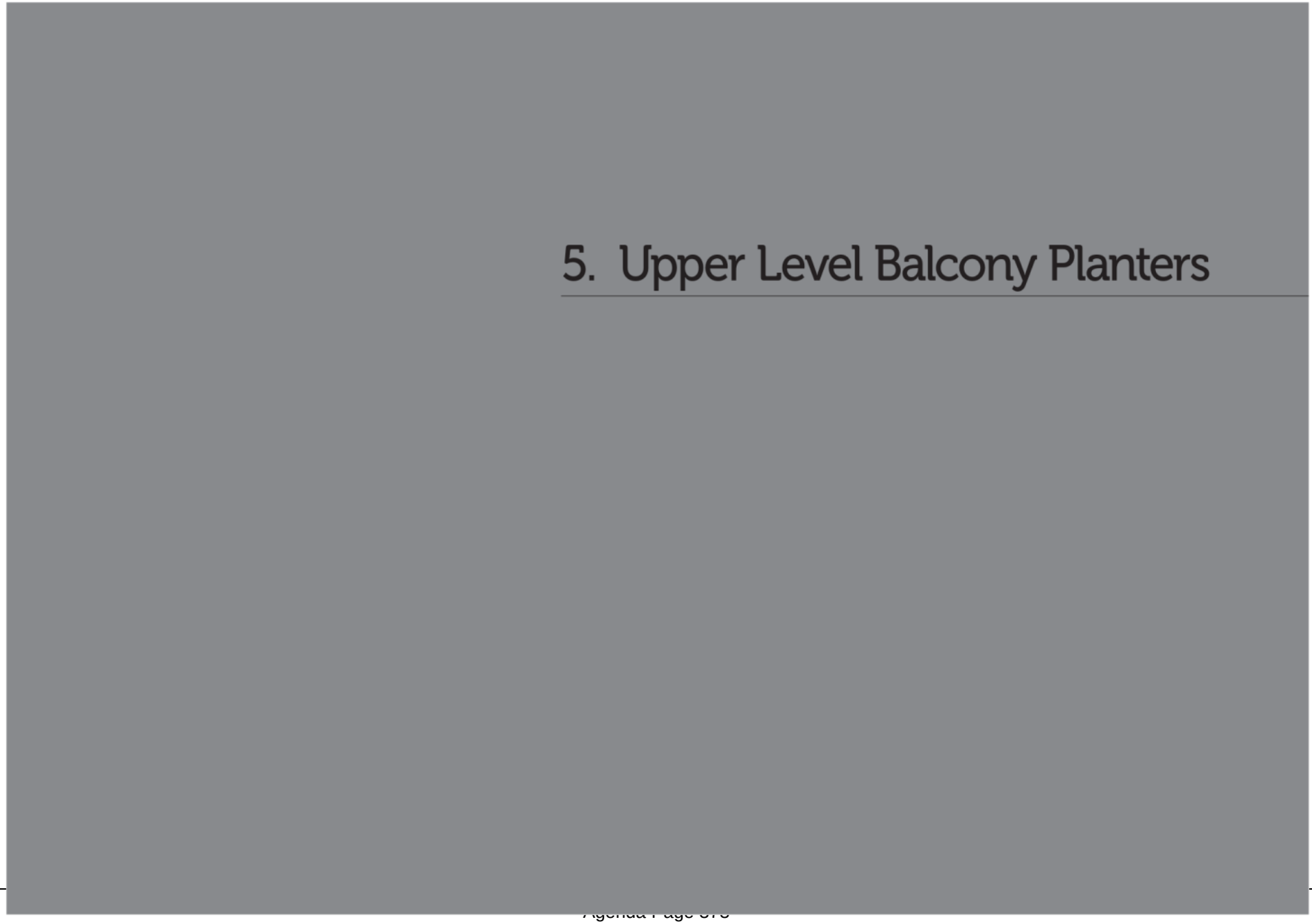
Soleirolia soleirolia
Baby's Tears

Attachment 2 - Landscape Plans

4.6. Health & Wellness Centre - Planting Schedule

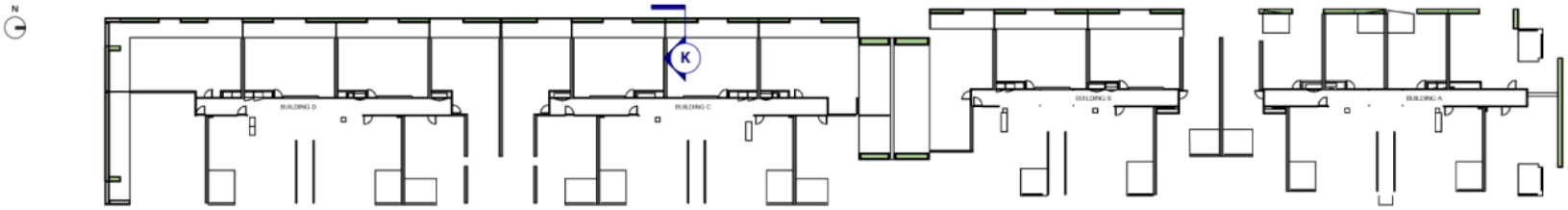
PLANTING SCHEDULE - HEALTH & WELLNESS CENTRE							
	Botanical Name	Common Name	Mature Size (H x W)	Install Size			Density (per m2)
	TREES						
ULM.PAR	Ulmus parvifolia	Chinese Elm	10 x 8	100L 2.5m ht. 40mm Caliper	14.9 cu.m	as shown	N/A
BAMBOO							
	Bambusa lako	Timor Black Bamboo	12 x 1	50L		as shown	N/A
	Himalayacalamus porcatus	Nepalese Blue Bamboo	5 x 3	50L		as shown	N/A
	SHRUBS, GRASSES & GROUNDCOVERS MIX						
	Adiantum aethiopicum	Common Maidenhair	1 x 1	200mm pot	-	0.5	4
	Asplenium australasicum	Birds Nest Fern	1.5 x 1.5	200mm pot	-	0.75	1.8
	Blechnum nudum	Fishbone Water-fern	1. x 1	200mm pot	-	0.5	4
	Cyathea cooperi	Lacy Tree Fern	5 x 4	200mm pot	-	1.5	0.44
	Dichondra repens	Kidney Weed	.15 x .6-1	140mm pot	-	0.3	11
	Dicksonia antarctica	Soft Tree Fern	2-4 x 2-4	200mm pot	-	1.5	0.44
	Doodia Aspera	Prickly Rasp Fern	0.4 x 0.6	140mm pot	-	1.5	0.44
	Dypsis baronii	Sugar Cane Palm	3 x 3.5	200mm pot	-	1.5	0.44
	Fatsia japonica	Glossy-leaf Paper Plant	1.5 x 1.5	200mm pot	-	1.5	0.44
	Lomandra hystrix	Green Mat-rush	1 x 1	200mm pot	-	0.75	1.8
	Philodendron xanadu	Philodendron	1 x 1	200mm pot	-	1	1
	Polystichum proliferum	Mother Shield Fern	2 x 2	200mm pot	-	0.5	4
	Soleirolia soleirolia	Baby's Tears	.15 x .6-1	140mm pot	-	0.5	4

Attachment 2 - Landscape Plans



Attachment 2 - Landscape Plans

5.1. Upper Level Balcony Planters - Typical Concept Plan & Section



Upper Level Balconies - Typical Concept Plan (N.T.S)

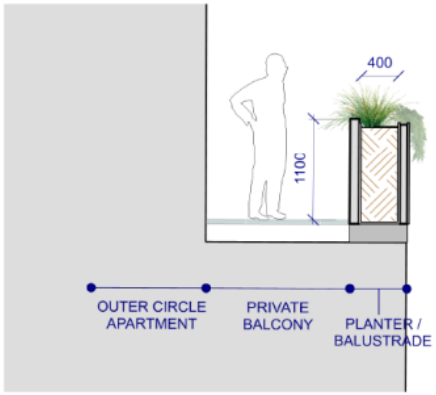
A number of balconies to upper levels are provided with a series of linear planters. These also act as balustrades.

Planting to these will consist of verdant trailing species as well as accent strappy and small shrub species that have been selected for the range of day light exposure around the buildings.

These will to provide visual interest to the residents, as well as a year-round green fringe to the upper levels of the building when see from a far.

These planters will be irrigated, and contain an engineered high quality planter mix with low organic content, high water holding capacity, and low air filler porosity - to ensure good establishement and on-going health and vigour of the plants.

Maintenance will be by the residents, with a guide to be provided to ensure species are not replaced with anything un suitable from a visual and tolerance point of view.



Section K - Level 04 Typical Planters (Scale 1:50 @A3)

Attachment 2 - Landscape Plans

5.2. Upper Level Balcony Planters - Typical Planting Palette & Schedule

PLANTING SCHEDULE - LEVEL 04 PLANTERS							
	Botanical Name	Common Name	Mature Size (H x W)	Install Size			Density (per m2)
	SHRUBS, GRASSES & GROUNDCOVERS MIX						
	Casaurina glauca 'Cousin It'	Cousin It	0.4 x 0.8	140mm pot	-	0.75	1.8
	Clivia miniata 'Shademaster Yellow'	Bush Lily	0.8 x 0.8	140mm pot	-	0.5	4
	Convolvulus sabatius	Blue rock bindweed	0.2 x 0.8	140mm pot	-	0.5	4
	Dianella longifolia	Smooth Flax Lily	0.6 x 0.6	140mm pot	-	0.75	1.8
	Juniperus taxifolia 'Lutchuensis'	Creeping Juniper	0.3 x 0.7	140mm pot	-	0.75	1.8
	Rhipsalis baccifera	Mistletoe Cactus	0.5 x 0.5	140mm pot	-	0.5	4
	Rosmarinus officinalis Prostratus	Prostrate Rosemary	0.3 x 1.0	140mm pot	-	0.75	1.8
	Myoporum parvifolium 'broad leaf'	Creeping Boobialla	0.3 x 0.7	140mm pot	-	0.75	1.8



Casaurina glauca 'Cousin It'
Cousin It



Clivia miniata 'Shademaster Yellow'
Bush Lily



Dianella longifolia
Smooth Flax Lily



Convolvulus sabatius
Blue rock bindweed



Juniperus taxifolia 'Lutchuensis'
Creeping Juniper



Rhipsalis baccifera
Mistletoe Cactus



Rosmarinus officinalis Prostratus
Prostrate Rosemary



Myoporum parvifolium 'broad leaf'
Creeping Boobialla



Trachelospermum 'Flat Mat'
Flat Mat



Westringea 'Grey Box'
Native Rosemary

Attachment 2 - Landscape Plans

ASPECT Studios™

Level 4, 160 Queen Street

Melbourne, VIC, 3058

P// +61 3 9417 6844

F// +61 3 9417 6855

www.aspect-studios.com

Attachment 3 - Department of Transport S55 Referral Comments

Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

Ms Amy Hodgen
Senior Coordinator Statutory Planning
City of Yarra
Sent via email: amy.hodgen@yarracity.com.au

Dear Amy

PLANNING APPLICATION NO.:	**PLN19/0606**
PROPERTY ADDRESS:	**60 CHANDLER HIGHWAY ALPHINGTON**
PROPOSAL:	**CONSTRUCTION OF A 5 TO 8 STOREY APARTMENT BUILDING COMPRISING 206 DWELLINGS AND A REDUCTION IN THE CAR PARKING REQUIREMENTS**

Section 55 – No objection subject to conditions

Thank you for your email referring the above application to the Head, Transport for Victoria (TfV) pursuant to Section 55 of the *Planning and Environment Act 1987.*

The subject site is located within the Alphington Paper Mills Site (APM). The site is covered by the APM Development Plan (DP) which highlights the requirements for the improvement of the bus network and provision of pedestrian and cycling connections.

The subject site is in proximity to existing bus stop pairs on both Chandler Highway and Heidelberg Road, which are serviced by bus routes 350 and 609. To ensure this development provides alternative modes of transport to the private vehicle and to encourage mode shift, TfV requires the upgrading of the existing south bound bus stop (development side), on Chandler Highway. The upgrade is to include a shelter, Passenger Information Displays (PIDs) and adequate access to and from the site all in accordance with TfV standards and requirements.

As such, the Head, Transport for Victoria has considered this application and does not object to the granting of a permit subject to the inclusion of the following condition(s):

1. Unless otherwise agreed in writing with the Head, Transport for Victoria (TfV) before the commencement of the development, excluding excavation, piling, site preparation works, amended plans must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
   a) new/updated bus shelter and all associated infrastructure in an agreed location on Grange Road (development side [south bound]);

VICTORIA State Government

Attachment 3 - Department of Transport S55 Referral Comments

b) the inclusion of Passenger Information Displays (PIDs) in the vicinity of the bus stop;
c) the bus stop clear of any street furniture and/or obstacles; and
d) a design compliant with *the Disability Discrimination Act 1992 (Cth)* and be;

all to the satisfaction of the TfV.

2. Prior to the occupation of the development, all works outlined on the endorsed plans for the upgraded bus stop, must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria.

3. Prior to the occupation of the development, the Head, Transport for Victoria must be provided with GPS co-ordinates of the bus stop(s) and high-resolution photos (300dpi) of the bus stop (streetscape perspective including the entire stop) to the satisfaction of the Head, Transport for Victoria.

4. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Chandler Highway is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Head, Transport for Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing bus.stop.relocations@transport.vic.gov.au

5. The permit holder must ensure that public transport infrastructure is not altered without the consent of the Head, Transport for Victoria or damaged. Any damage to public transport infrastructure must be rectified to the satisfaction of the Head, Transport for Victoria at the full cost of the permit holder.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

To obtain detailed requirements regarding the upgrade to the bus stop, please provide a copy of this letter and any other necessary information, via email, to bus.stop.relocations@transport.vic.gov.au.

Should you have any enquiries regarding this matter, please contact please contact Renee De Alwis at renee.dealwis@ecodev.vic.gov.au or alternatively, on (03) 8392 7962.

Yours sincerely



RENEE DE ALWIS
Senior Statutory Planner (Public Transport)
Delegate of the Head, Transport for Victoria
21/09/2020

CC: Permit Applicant: slinke@contour.net.au

Attachment 4 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Date: 27 August 2020

60 Chandler Highway, Alphington / Urban Design Referral

Council Reference	PLN19/0606
To	Amy Hodgen – Senior Coordinator - Statutory Planning
From	Mark Sheppard – Principal

1.0 INTRODUCTION

In July 2020, City of Yarra requested that **kinetica** undertake an urban design assessment of a proposed development at 60 Chandler Highway, Alphington (the Site) based upon the plans prepared by Elenberg Fraser and dated 10 July 2020.

I consider that the key urban design matters raised by this proposal are:

- Site layout;
- Overall height;
- Streetwall;
- Public realm interfaces; and
- Facade design detail.

Therefore, this referral is organised under these headings.

2.0 ASSESSMENT

Site layout

Clause 21.05 and DPO11 seek to enhance the public domain and promote urban legibility and public access. Further, the Development Plan specifies that a Pedestrian Priority Route is to run along the eastern edge of the Site in a north-south direction to form the 'Paper Trail' link. A Significant View Line is also sought through this link, with views to the north to Precinct 3A, and to the south to Precinct 7A.

Attachment 4 - External Urban Designer Comments - Mark Sheppard (Kinetica)

The proposal incorporates four attached buildings stepping down the Site from north to south in line with the topography. Building D is proposed to be setback from the southern boundary to provide an east-west link to Chandler Highway.

The Paper Trail is proposed to ramp down to the south. However, it does not ramp at the same gradient as the existing levels, resulting in a convoluted arrangement at its southern end to provide access to the east. An assessment of the Paper Trail link and its interaction with the proposed and approved built form is provided in the Public Realm Interfaces Section below.

Overall, I consider the site layout to be consistent with the Development Plan and appropriate to the context.

Overall height

DPO11 and the Development Plan outline a 5 storey preferred maximum height for the Site. The northern end of the Site is nominated as a gateway, where a more prominent built form response is sought. Further, a transition in the scale and intensity of buildings is sought, especially along Chandler Highway from north to south.

This is consistent with Clause 21.05, which outlines that development on strategic redevelopment sites should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits, which of relevance include significant upper level setbacks and/or architectural design excellence.

Additionally, building heights are required to consider overshadowing effects within the Site and on adjoining land, including allowing solar access to key open spaces.

The land to the north of the Site is in Precinct 3A which has a preferred maximum height of 5 storeys. The south western corner of that precinct is nominated as a gateway, where a more prominent built form response is sought. A permit application has been lodged for that land. It has not yet been determined. However, I have recommended maximum heights of 10 and 7 storeys along its chandler highway frontage.

Further north of Precinct 3A is Precinct 2A, which has a preferred maximum height of 14 storeys, with a landmark built form sought at the corner of Heidelberg Road and Chandler Highway. A development is approved on this land ranging in height from 13 to 17 storeys, with the tallest form marking the aforementioned intersection.

East of the Site is Precinct 5 which has a preferred maximum height of 5 storeys abutting the Paper Trail, and a preferred maximum height of 3 to 4 storeys further east. A development is approved on this site ranging in height from 3 to 5 storeys, with the tallest form along the Paper Trail.

Attachment 4 - External Urban Designer Comments - Mark Sheppard (Kinetica)

South of the Site is Precinct 7A which has a preferred maximum height of 5 storeys. A permit application has been lodged for this land. However, it has not yet been determined.

The proposed development exceeds the preferred maximum height of 5 storeys in three of the four buildings:

- Building A, at the north of the Site is 8 storeys high;
- Building B, in the middle of the site to the north is 7 storeys high;
- Building C, in the middle of the site to the south is 6 storeys high; and
- Building D, at the south of the Site is 5 storeys high.

The Development Plan and DPO11 height provisions are discretionary. This indicates that there may be circumstances in which greater height is appropriate.

I consider that the most relevant planning provisions against which to assess an application for greater height are the DPO11 and Development Plan aspirations for a transition across the Site, a gateway at the northern end, and solar access to key open spaces. Further, Clause 21.05 and its strategy for buildings to generally be no more than 5-6 storeys is relevant.

The emerging built form character should also be considered when assessing an application for greater height.

I consider that the proposed height of Building A is an inappropriate response to the DPO and Development Plan. I consider that two additional levels above the preferred maximum height would create an appropriate emphasis to mark the gateway. The proposed height of Building B would then not contribute to an appropriately graduated built form transition from north to south based on the preferred maximum 5 storey height to the south. However, the 6-storey height proposed for Building C will contribute appropriately to this transition.

In this context, a height of 7 storeys for Building A and 6 storeys for Building B would be a more appropriate response that reflects the intent for a transition, whilst also marking the gateway opportunity at the northern end of the Site, as illustrated below.



Figure 1 – Built form transition from north to south along Chandler Highway with a reduction in height of one level to both Building A and Building B (Source: Elenberg Fraser with annotations)

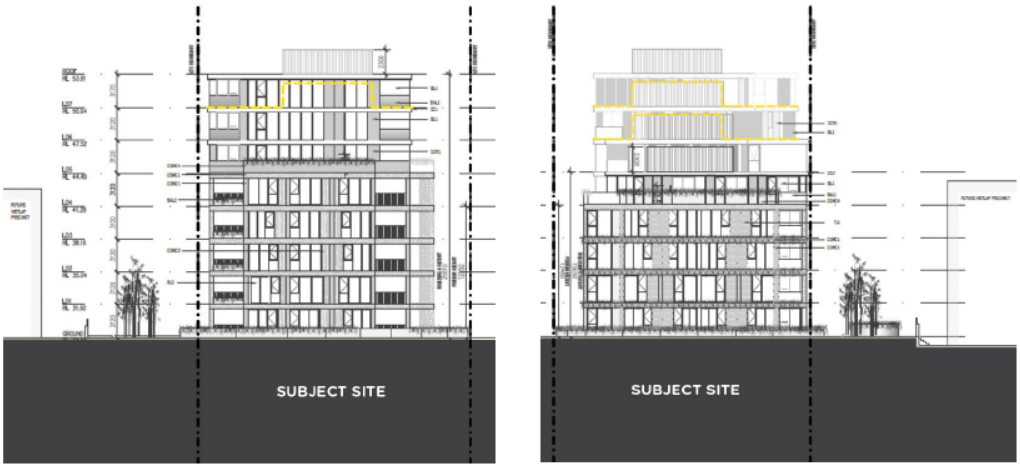


Figure 2 – West elevation showing one level removed from both Building A and Building B (Source: Elenberg Fraser with annotations)



Figure 3 – East elevation showing one level removed from both Building A and Building B (Source: Elenberg Fraser with annotations)

The recommended reduction in height of Building A and Building B will also result in a more appropriately graduated transition at the northern end of the Site from west to east, across to the 5 storey approved forms in Precinct 5, as illustrated below.



5

Figure 4 – North elevation (left) showing one level removed from Building A and South Elevation (right) showing one level removed from both Building A and Building B (Source: Elenberg Fraser with annotations)

The proposal meets the Development Plan objective to generally provide for solar access to the southern footpath adjacent to Precinct 5 between 11am and 2pm at the September equinox. However, importantly, a reduction in the building heights as recommended above will reduce the extent of overshadowing caused by the development on the Paper Trail.

With the recommended changes above, the proposed overall building heights will be generally consistent with Clause 21.05, DPO11 and the Development Plan.

Streetwall

DPO11 and the Development Plan outline a 3 storey preferred maximum streetwall height for the north, south and west interfaces. At these interfaces the Development Plan further outlines that the streetwall is to have a 0m setback, with upper levels to be setback 2.2m. Along the east interface the Development Plan does not seek a streetwall and recessive upper form typology.

Building A is proposed to present to Chandler Highway and Mills Boulevard with a 5 storey streetwall setback from the boundary, with three recessed levels above. I consider the 5 storey streetwall to be an appropriate response to the gateway sought at the northern end of the Site.

Attachment 4 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Building B, Building C and Building D all present a 4 storey streetwall to Chandler Highway. I consider this to be an acceptable response given the non-sensitive nature of Chandler Highway and the context of the tall street wall heights approved to the north in Precinct 2A.

To the Paper Trail, the four proposed buildings are to be constructed sheer for their full heights. The buildings are proposed to have minimal ground level setbacks from the Paper Trail boundary, with the largest setbacks being to Building A and Building B. I consider that this is an appropriate response to what is sought in the Development Plan as it allows for larger areas of landscaping in the Paper Trail.

In summary, I consider the proposed streetwalls to Chandler Highway and Mills Boulevard to be appropriate and generally consistent with the vision of DPO11 and the Development Plan.

Public realm interfaces

DPO11 and the Development Plan seek to ensure that street level interface treatments contribute to high levels of pedestrian amenity and safety, with habitable uses facing the public realm.

The proposal incorporates apartments fronting all public realm interfaces, including the street network and the Paper Trail link, enhancing their safety through passive surveillance. The privacy of the ground level apartments is assured through raised floor levels. There is also clear delineation between the private and the public realm through the use of low fences and gates.

However, I have concerns about the proposed grade of the Paper Trail, which requires a convoluted ramp at the southern end which results in a poor connection to the east-west thoroughfare.

The Paper Trail link should be redesigned to ramp downat a gradient more closely aligned with the natural ground level. This will also allow for better connectivity to Boiler House West and the approved buildings in Precinct 5, and result in clearer viewlines to the north and south along the Paper Trail as sought by DPO11 and the Development Plan.

In summary, apart from the recommendation above in relation to the Paper Trail, the proposed public realm interfaces are appropriate and are generally consistent with the vision of DPO11 and the Development Plan. However, the redesign of the Paper Trail may necessitate a reconsideration of the height of the buildings in relation to it, and the relationship of the Ground Floor apartments to it.

Attachment 4 - External Urban Designer Comments - Mark Sheppard (Kinetica)

Facade design detail

DPO11 and the Development Plan seek well articulated facades and natural or recessive materials, in order to manage and avoid long, continuous and visually dominant buildings.

The proposal for four distinct buildings with different designs and façade treatments is an effective way of breaking up the massing on the Site, and creating individual identities for each building.

Building A incorporates strong horizontal articulation through the emphasis of the slab edges, which is then carried through to the upper levels with the horizontal framing elements, which contribute to the building appropriately marking the entrance to Mills Boulevard. The verticality of the building is effectively expressed through angled natural concrete partitions in the streetwall, and silver satin perforated screens at the upper levels. The difference in finish at the upper levels further aids in reducing the visual impact of those levels.

Building B incorporates strong horizontal articulation through the emphasis of the slab edges, which is then carried through to the upper levels with the horizontal framing elements. The verticality of the building is effectively expressed through angled textured concrete (with black oxide) partitions in the streetwall, and perforated screens at the upper levels. The darker concrete at the lower levels aids in distinguishing this building from the adjoining Building A and Building C, which have lighter finishes at the lower levels.

Building C incorporates strong horizontal articulation through the emphasis of the slab edges, which is then carried through to the upper levels with the horizontal framing elements. The verticality of the building is effectively expressed through angled corten powdercoated partitions in the streetwall, and perforated screens at the upper levels.

Building D incorporates strong horizontal articulation through the emphasis of the slab edges. The verticality of the building is effectively expressed through angled black brick tile with black grout partitions in the streetwall.

The four buildings are joined by recessed 'seams', which are comprised of glazing and concrete. The recessed elements will create appropriate breaks within the built form. There is a clear break between Building B and Building C at upper levels that is in line with the east west street to the east, in accordance with the Development Plan.

In summary, I consider the facade design detail of all of the buildings to be appropriate as it effectively breaks up the proposed built form.

Attachment 4 - External Urban Designer Comments - Mark Sheppard (Kinetica)

3.0 SUMMARY

In summary, I consider the overall site layout, design of streetwalls and facade design detail to be generally appropriate. However, the following changes are recommended for the proposal to be acceptable from an urban design perspective:

- **Delete Level 7 of Building A.**
- **Delete Level 6 of Building B.**
- **Redesign the grade of the Paper Trail link to improve its relationship with the east-west thoroughfare to its south. The redesign of the Paper Trail may necessitate a reconsideration of the height of the buildings in relation to it, and the relationship of the Ground Floor apartments to it.**



Mark Sheppard, Principal

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

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INDEPENDENT URBAN DESIGN ADVICE

PROPOSED DEVELOPMENT AT 60 Chandler Highway

July 2020

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Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

BACKGROUND
60 Chandler Highway Alphington

1. In August 2019 I was asked by Glenvill to comment on the proposed development at the Alphington Paper Mill Artisan Precinct – Artisan West Stage 2.
2. Earlier this year I was introduced to the proposal for 60 Chandler Highway, Alphington.
3. I provided preliminary feedback on their proposal soon thereafter to discuss the arrangement of the proposal and public realm treatments and the amenity of the surrounding areas where I sought amendments to form, articulation, program and resolution.
4. Two further reviews have been undertaken prior to receipt of these plans to undertake a review of the plans amendments were then made prior to submission to council and it is on these now that I have been asked to comment.
5. This application sought approval for construction of 4 buildings in conjunction with placemaking initiatives. The buildings are notated as Core A, B, C and D. A two level basement car park is provided in conjunction with this project for 238 cars. The updated configuration of units now comprises:

   a) Core A provides for 60 apartments across up to 8 levels.
   b) Core B comprises 50 apartments across 7 levels.
   c) Core C is a smaller building with 56 apartments over 6 levels.
   d) Core D has 47 units over 5 levels including also an expansive Health and Wellness Zone including indoor and outdoor pools at the lower Turbine House interface.

6. I have been asked to consider the following in my assessment and commentary against State, and local policy and the DPO and Masterplan and guidelines for the site:

   > Building height and built form
   > Street wall to the Chandler Highway and Main Road facades
   > Linkages
   > Architecture and facade treatments.

SITE CONTEXT

7. The site forms a key gateway precinct within the Alphington Mills comprehensive new precinct development and major interface to the reconfigured Chandler Highway interface. Linking the Main entry (Mills Road) to the riverine Boiler House Precinct to thesouth.
8. The project flanks the western interface with the Paper Trail a key pedestrian spine linking communities to the north with the historic Boiler House Precinct to the south. Importantly the trail also provides the primary street address for buildings to its east and west including the retained Wet Lap Building and the Workshop Precinct. The northern frontage provides an important welcoming role to both the town centre and the Paper Trail whilst to the south an important interface between neighbourhoods and the central recreational hub for the site.
9. The western façade flanks the widened Chandler Highway interface. Regrettably the treatment recently completed by Vic Roads is largely devoid of landscape improvements within the road reserve zone but provides an important shared bicycle and pedestrian link to the Capital City Trail and recreational areas of Yarra Bend via the recently completed high quality Darebin Trail and Capital City Trail networks.
10. The proposed pedestrian focused Outer Circle Mews forms a part of the precinct's primary walking network.
11. The substantial grade separation from north to south of the land enables the car parking and bicycle storage accommodated in Basement Level 1 to be facilitated almost at grade from the east at a mid-point with 99 car spaces and 84 bicycle spaces at this level sleeved by the adjoining warehouse precinct and the Chandler Highway abutments and Mills Boulevarde entrances to the east, west and north respectively whilst to the south at the same level is the Health and Wellbeing Hub.

12. A ramp to the lower carpark level accessed by a 1:8 and 1:4 ramp accesses a further 143 cars and 130 bicycles.
13. The buildings are organised with four separate cores providing for a stepped down medium rise development of 8, 7, 6 and 5 levels as they step towards the river providing to a transition in a logical sense from those buildings north of Mills Boulevarde to the gateway south building with continued diminishing in scale.
14. Late in the development of the site concepts, Chandler Highway south of Heidelberg Road was further widened with the inclusion of a new river crossing, substantially widening the separation between development west of the road with the subject site.
15. The 60 Chandler Highway development provides a new urban edge to this widened 6 lane road interface to the west and the pedestrian focused paper trail to the east. At its southern end it manages the transition for pedestrians and cyclists down to natural grade and into the southern river corridor and bridge crossing areas.

STATUTORY AND STRATEGIC PLANNING CONTEXT

PLAN MELBOURNE

16. Within *Plan Melbourne,* there are a number of outcomes, directions and policies that need to be considered when reviewing this proposal from an urban design perspective.
17. *Plan Melbourne* outlines a vision of Melbourne as a 'global city of opportunity and choice'. This vision is guided by seven key outcomes, each supported by directions and policies towards their implementation.
18. Outcomes relevant to the land-use and built-form changes sought by this proposal include the following:
    a) Outcome 1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs
    b) Outcome 4: Melbourne is a distinctive and liveable city with quality design and amenity
    c) **Outcome 5:** Melbourne is a city of inclusive, vibrant and healthy neighbourhoods
19. **Direction 1.1** seeks to create a city structure that strengthens Melbourne's competitive for jobs and investment, particularly with regard to supporting the central city to become Australia's largest commercial and residential centre by 2050.
    a) Policy 1.1.1 & 1.1.2 encourages new development opportunities to create grow office floor space amongst residential space is to delivering co-benefits of employment, reduced commuting and transport costs for workers and residents. Urban renewal precincts in and around the central city is acknowledged here to play a major role in delivering high-quality, distinct and diverse neighbourhoods that offer a mix of uses.
20. **Direction 4.1** advocates a place-making approach to urban design to create *"more great public places across Melbourne."*
    a) **Policy 4.3.1** seeks to integrate place-making practices into road-space management to ensure the design of streets encourages the use of active transport and facilitates a greater degree of and encounter and interaction between people and places.
21. **Direction 5.1** outlines the ambition of creating a city of 20-minute neighbourhoods by encouraging the development of vibrant, mixed-use neighbourhoods linked by a network of activity centres. 'Walkability', 'housing diversity', 'ability to age in place' are identified here as key characteristics of 20-minute neighbourhoods.
22. **Direction 5.3** notes the importance of social infrastructure in supporting strong communities. Delivery and co-location of social infrastructure in accessible locations in close proximity to public transport is a key policy under this direction.
23. Policy guidelines to consider where relevant include:

a) *Urban Design Guidelines* for Victoria (Department of Environment, Land, Water and Planning, 2017).
b) *Safer Design Guidelines* for Victoria (CrimePrevention Victoria and Department of Sustainability and Environment, 2005).
c) *Urban Design Charter* for Victoria (Department of Planning and Community Development 2009).

PLANNING POLICY FRAMEWORK

State and regional planning provisions relevant to this application are set out below:

24. **Clause 11.01-1 "Settlement - Metropolitan Melbourne"** includes the following relevant strategies:

    a) Focus investment and growth in places of state significance, including Metropolitan Melbourne Central City, Metropolitan activity centres and major urban renewal precincts.
    b) Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.

25. **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."* Relevant strategies outlined towards achieving this goal include the following:

    a) Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
    b) Ensure the interface between the private and public realm protects and enhances personal safety.
    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 publicly 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.
    e) Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
    f) Promote good urban design along and abutting transport corridors.

26. **Clause 15-01-1R "Urban design – Metropolitan Melbourne"** sets out to create a *"distinctive and liveable city with quality design and amenity"* by undertaking the following relevant strategies:

    a) Support the creation of well-designed places that are memorable, distinctive and liveable
    b) Integrate placemaking practices into road space management
    c) Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

27. **Clause 15.01-02S "Building design"** aims to ensure that building design outcomes contributes positively to local contexts and enhances public realm, strategies relevant to this proposal include:

    a) Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
    b) Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

c) *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
d) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*
e) *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*

28. **Clause 15.01-4S "Healthy neighbourhoods"** seeks to achieve neighbourhoods that foster healthy active living and community wellbeing by designing neighbourhoods that encourage community interaction, physical activity and engagement amongst community members of all ages and abilities. Key relevant strategies include the provision of:

    a) *Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.*
    b) *Streets with direct, safe and convenient access to destinations.*
    c) *Conveniently located public spaces for active recreation and leisure.*

29. **Clause 15.02 "Sustainable Development"** is concerned with encouraging development that is energy and resource efficient, minimising greenhouse gas emissions towards supporting a cooler environment. Strategies outlined under this clause include the incorporation of ESD principles in new developments and supporting low energy forms of transport such as walking and cycling.
30. **Clause 17.01-1 "Economic Development"** acknowledges the role of planning in providing a strong, innovative and diversified economy where all sectors are critical to its property. Specifically, planning has a key role in providing land, facilitating decisions and resolving land use conflicts to enable regions to capitalise upon its strengths and achieve its economic potential.
31. **Clause 17.01-1R "Diversified economy – Metropolitan Melbourne"** enshrines a key outcome of *Plan Melbourne* to support the expansion of the Central City to become Australia's largest commercial centre by 2050. A key tenant behind strategies to this end is to plan for redevelopment of urban renewal precincts in and around the Central City to deliver high quality, distinct and diverse neighbourhoods that are genuinely mixed-use and offers attractive commercial floor space that is close to public transport and integrated cycling and walking paths.
32. **Clause 18 "Transport"** encourages solutions that ensure an integrated and sustainable public transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movement of goods and people and is safe.
33. **Clause 18.01-1 "Land use and transport planning"** outline strategies to develop an integrated, equitable and accessible transport networks that connects people to jobs and services and goods to the market. The following strategies are relevant to this proposal:

    a) Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
    b) Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments.

34. **Clause 18.02-2S "Public Transport"** seeks to increase the use of public transport and encourage increased development close to high quality public transport networks.
35. **Clause 18.02-4S "Car parking"** encourages the efficient provision of car parking by consolidating facilitates and ensuring that such facilities achieve a high quality of urban design and protects local amenity, including pedestrians and other users.

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36. **Clause 19.02-6R "Open space – Metropolitan Melbourne"** outline the objective to strength the integration of Melbourne's open space network, strategies relevant to this proposal include the following:

    a) Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.
    b) Create continuous open space links and tails along the Yarra River parklands (extending from Warrandyte to the Port Phillip Bay).
    c) Continue the development of the lower Yarra River as a focus for sport, entertainment and leisure.

LOCAL PLANNING POLICY FRAMEWORK

ZONING

37. The subject site is within the Mixed use Zone (MUZ). The purpose of the MUZ is:

> To implement the Municipal Planning Strategy and the Planning Policy Framework.
> To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.
> To provide for housing at higher densities.
> To encourage development that responds to the existing or preferred neighbourhood character of the area.
> To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

OVERLAYS
Schedule 11 to the Development Plan Overlay

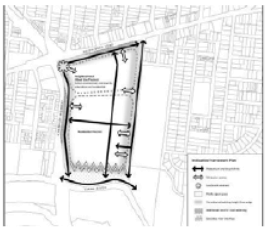
38. The entire site is subject to DPO11.
39. A development plan must be generally in accordance with the Indicative Framework Plan to the satisfaction of the responsible authority.
40. The development plan must be consistent with the following vision for the site:

> The Amcor site will become a sustainable, predominantly residential community.
> The Amcor site will be redeveloped to provide a predominantly medium to higher density residential development, providing homes for a diversity of households including affordable housing, supported by convenience retailing services and community facilities, with employment opportunities in offices and showrooms along the Heidelberg Road frontage.
> The development will provide a transition in the scale of buildings from Heidelberg Road and Chandler Highway stepping down to the Yarra River in the south and Parkview Road as appropriate.
> The development will demonstrate a high quality architectural response, implement innovative ESD features, provide opportunities for best practice in environmental management, and provide a high standard of internal amenity.
> The development will protect and enhance the Yarra River environs.
> The development will create a cohesive community across south Alphington and south Fairfield.
> The development will retain some links to the site's industrial past.

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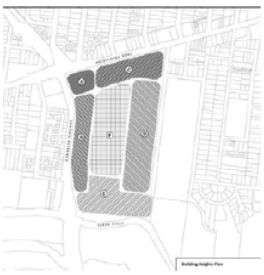
The Framework Plan

41. The DPO is supported by a framework Plan that considers principles of site permeability, interface, landmarks, open space and activation.
42. The Artisan west Precinct sits within the Neighbourhood Mixed use Precinct whilst the 60 Chandler Highway project sits within the Residential Precinct.



Building Heights Plan

43. Figure 2 describes the preferred heights for the project.



44. The area adjoining the Artisan West Precinct has a preferred height of 14 levels with the approved development some 20-25% greater in height.
45. The project sit within southern two thirds of Area B where a preferred height of 5 levels is noted with the additional guidance that, *"Buildings along major roads to be generally of medium height as appropriate, stepping down to a lower height along the Yarra River interface and Parkview Road"*
46. Of relevance to this application it notes the following built form guidance:-

    a) Built form and articulation should avoid long and continuous facades;

Environmental Audit Overlay

47. The entire site is subject to the EAO. The purpose of the EAO is:
    - To implement the Municipal Planning Strategy and the Planning Policy Framework.
    - To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Schedule 70 to the Heritage Overlay

48. The site is subject to HO70 – 626 Heidelberg Road Alphington – Australian Paper Mills. External paint controls apply to any development on the site.
49. The purpose of the HO 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.

Other Overlays

50. The southern part of the Amcor site is affected by an LSIO and SLO1. The subject site is not subject to these overlays.

PARTICULAR PROVISIONS

51. Clause 52.06 Car Parking.
52. Clause 55 Two or more dwellings on a lot.
53. Clause 65 Decision Guidelines.
54. Urban Design Guidelines for Victoria 2019

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PROJECT CONCEPT

55. Much has happened in the context of this site over the past six months with the Artisan East Precinct designed and approved and the Site 2A corner gateway sites designed and approved. Artisan West has similarly been the subject of an application that I have previously reviewed. Artisan Park and surrounds has been developed at 3 and 4 levels against a preferred development outcome of 4 levels whilst as noted earlier the corner site has been developed to between 14 and 17 levels. The Workshop Precinct to the north has developed as 3-4 levels as envisaged in the masterplan.
56. It is to these known attributes of neighbouring development that the subject site has been configured.
57. The design response provides for an orthogonal set of buildings configured to mediate between the pedestrian and major road longitudinal interfaces and the civic northern edge and industrial and riverine southern edge.
58. These eternal edges have been considered in how they might enhance the pedestrian experience through landscape, separation of vehicular and pedestrian movement, activation, easy wayfinding, safety by design and materiality and how the interface might inform the design response.
59. The material palette of primarily, off-form concrete, metals, glass and render have drawn on the industrial language of material traditions for the site and are supported.
60. The underlying project vision seeks to articulate the zone between the land and the river which they speak of as the Riparian Zone. The precedent images of weathered and robust concrete frames, deep eave reveals, and an ambitious landscape program represents in my view an appropriate launching point for the project.
61. The stepping down of built form from north to south is also a logical role for the site in mitigating and bridging between the taller intersection and town centre scale and form and the southern river zone where landscape and the industrial interventions therein are valued and predominant.
62. Logically given the noise and traffic of the south-western interface with Chandler Highway the western interface forms a continuous built form edge to the street providing a sound buffering interface to the shared public amenity spaces and places of the hinterland areas.
63. Equally I have sought from the design team a nuance and shift in design response from north to south to ensure the site responds to the shifts in character through this corridor.

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64. Animating the interface to the Chandler Highway frontage and investing this interface with some landscape is also necessary in my view to mitigate the responses undertaken in the road reserve.
65. I am pleased that the revised plans from the Applicant have ensured that all ground floor apartments fronting Chandler Highway will now have direct access to/from Chandler Highway which in my view was an appropriate and humanising outcome in urban design terms.
66. The form of the building whilst stepped also incorporates a break above the podium between the northern two buildings and southern to buildings with the break in form on the axis of the east west eastern street and pedestrian link up onto the paper trail. These are concepts consistent with the masterplan framework for the site.
67. The animation of the eastern frontage is similarly enhanced through the engagement of ground floor units and the primary main entrances of each building to this walk supporting its socialising and activation role.
68. A series of indented spaces ensure the inclusion of specimen trees at three intermediate locations along the walk centred between the four entrances.
69. At the southern end of the paper trail a curvilinear walking network wraps a void down to the lower level outdoor pool and via a bold civic bicycle ram down to the lower ground level of the Boiler House Precinct and Health and Wellbeing Centre.

SUMMARY OF FINDINGS

Building height and built form

70. The proposed height and scale of the four parts of this Outer Circle flanking campus of buildings is effective in my view at both engaging with the new and broadened scale of Chandler Highway and the valued amenity of the Paper Trail as a shared cycle and pedestrian experience.
71. That said, the support for this scale and height is predicated on:
    a) The successful demarcation between the buildings and their expression to align with the ambition in site policy for diversity in built form expression.
    b) The successful interface resolution of the unique and differing aspects of the south east west and northern interfaces.
    c) Design and ESD quality of response.
    d) The protection of the paper trail from excessive overshadowing.

Northern interface

72. The northern interface has an important gateway function to the paper trail and to the multiple buildings that are dependent on the paper trail for visitation and amenity.
    a) As I had earlier noted in consultation it is my view that the podium scale south of the Mills Boulevarde frontage can be robust in scale and would proportionally be enhanced by the podium being proportionally greater in scale than upper levels. The shift by the architects to provide a 5 level interface to the corner is an appropriate civic response with the upper level expression of the expression of a projecting frame and armature of the building appropriately wraps the corner and invests the building with the sculptural quality warranted by this expression.

Western frontage

    a) Save for this northern gateway building, the remaining street wall and podium expression is typically 4 level in scale stepping down the Chandler Highway frontage.

Southern Edge

    a) At the southern end the setback-built form sets back from the southern podium edge from upper level 4 and above.
    b) I also support the adoption of a concrete frame expression for this lower podium form.

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Comments

73. In my view the lushness underpinning the conceptual framework and, in my view, warranted by the site context at its interface to the river and in turn warrants a different expression and footprint to that of the northern end of the site.



Recommendation 1

> I would recommend the setback of the habitable spaces of the south façade of Building D at levels 1 to 5 by 3m from the perimeter concrete frame and grid of the façade and ensure that this southern interface incorporates multi-level voids large planter and vertical garden zones and a carefully positioned balconies within a vertical garden zone to differentiate this interface from that more civic and urban character which characterises the northern interface.

Eastern Interface

74. The indented zones for the proposed paper trails are strongly supported. The opportunity also exists in this indented zone to disrupt the architectural language to provide relief and pauses in the paper trail interface to enable the expression of the four buildings to have some opportunity for articulation and separation. With the absence of balconies to the hinterland of these trees the opportunity exists to develop a green wall backdrop up these facades to provide an amplification of the green effect and further relief of potential heat island effects. The remaining interfaces have developed well and material palette differentiation described in the Urban Response report is developing well but needs to be cross referenced in the architectural pack with a number of the images and blow up's therein also copied across so they form a clear part of the standards of the endorsed plans.
75. The finishes and materials are infrequently nominated on these elevations.
76. The inclusion of the entrances and enhanced front landscapes to Chandler Highway are supported in principle.

Recommendation 2

> Update elevations to show clearly all finishes and materials in alignment with the diversity of finishes and materials shown in the Urban Context Report to ensure the diversity sought in the Precinct Urban Design Principles are manifested in the delivered project.

> Provide detail studies drawn from the Urban Context Report within the plans for endorsement to demonstrate the material quality and diversity and quality and diversity of articulation and expression and crafting of the facades sought by precinct policy to the satisfaction of the RA.

> Reconfigure the façade treatments to the indented three zones of the east façade to provide further support for the landscape character of these courtyards to the satisfaction of the RA.

77. The positioning of taller built form to the western arterial road is logical and well resolved in my view subject to these amendments.
    a) From the southern gateway along Chandler Highway these lower forms will be seen against the gateway of taller built form on the intersection.
    b) From the North-western intersection alignment the built form will in my view form a logically scaled and stepped ensemble transitioning down to the river.
    c) The opening up of the arrival from the north into the Paper Trail is supported.
    d) The Trail is not impacted by development in terms of overshadowing to any substantive degree until well after 1pm and supports the amplification of form to this edge in my view as has the expanded road interface to the west.

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78. The building scales proposed preserve acceptable pedestrian amenity to the east side of the Paper Trail for key times of the day. footpath for key times of the day from 10am to 2pm.
79. The development of the stepped roof-scape areas as complimentary and in some cases shared amenity zones and green zones has the potential to deliver both an enhanced environmental and landscape response and design resolution of the development and also an outcome that enhances the amenity for residents of the development. Presently the opportunities to leverage these spaces has not been optimised in my view. Particular attention is brought to Level 4 where the shared terrace zone has not been leveraged to provide for optimal configuration for north facing units to this terrace with bedrooms rather than living rooms to this interface and with planter zones limited to the flanking east and west edges. The opportunity to get a better amenity and landscape outcome should be explored.
80. Similarly the step down in roofs has not been used to provide enhanced views and external areas for abutting units or occupiers of the development in some instances. The opportunity to explore options at Level 5 to develop a south facing terrace given its potential views of the boiler house Yarra Bend Park and paper trail should be encouraged. Similarly at level 7.
81. Whilst I acknowledge the development has incorporated a great lower ground level health and wellbeing hub the inclusion of generously scaled shared space on one of these step zones is also in my view warranted in association with some shared services at that level.
82. The greening of roofs is supported and the additional shared private space offered complimentary to ground level courtyard zones I welcome and responsive to the riverine corridor.

Recommendation 3

- Reconfigure the design of units abutting the shared external space between building B & C at Level 4 to:
  - better utilise the space between units
  - enhance the amenity of internal living areas
  - better resolve the interface between units
  - invest the terrace areas and visual impact with enhanced terrace landscaping scope and ambition consistent with the design vision with the opportunity to have a much more lush backdrop for indented trees below.
- Reconfigure the southern interface of Building C with Building D at level 5 to provide for a shared rooftop landscaped response for the building and enhanced amenity for abutting units leveraging southern aspects across landscape rather than rooftop areas.
- Reconfigure the south facing Units of Building A at level 7 to leverage the southern adjoining rooftop and provide for an enhanced aspect for the abutting habitable rooms.
- Amplify the landscape quality of the southern end of Building D at the upper 5 levels as earlier noted and the southern pergola and proposed roof terrace accessed off Building C.

Planters

83. Details of the planter design demonstrating lush and resilient planting supported by appropriate planter widths and infrastructure should eb provided in typical detail plans at street level and upper level balcony areas as well as at the Paper trail level where important trees breaking the built form are indicated.

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

Recommendation 4

> Provide details of planters at street interface, paper trail and upper level terrace areas to the satisfaction of the RA.

Ground Level

Entry differentiation

84. Despite the differing materiality of their facades, currently the four entries are conceived with matching footprints and character. I would encourage the architects to reconsider this and seek to invest these addresses with distinctive and differing character and amenity that both reinforces the materiality and character of each and in addition avoids repetition consistent with the ambition of the precinct plan.

Recommendation 5

> Reconfigure the lobby and entry planning of entries and their materiality and character to give further crafting and differentiation of entries to support the materiality and precedent imagery in the urban context report.

> Provide details of the proposed paper trail linkages down to the southern and eastern abutting street networks ensuring these interfaces are well resolved in landscape and amenity terms.

At Lower Ground Basement 1 level

Recommendation 6

> Reconfigure the arrangements of the eastern stair carpark entry and services cupboards to treat this terminating view as an important axis and area for street enhancement. Currently I am concerned the area is treated as a back of house area but its realisation will shape the amenity and character of the street for the residents for whom this is their address. The proposed eastern stair should be of high quality and the termination of this street into the carpark given great care so as to enhance the quality of this street and its appearance so as to not undermine the quality and amenity of the adjoining Workshop and Wet lap abutting residences.

> Seek to increase the number of bicycle spaces on the upper level as the negotiation of bicycles via a 1:4 exit ramp is problematic with many users needing to egress via a lift which of course would not be desirable.

> Also consider locations for short term zones for scooter and cyclists for deliveries and visitor bikes within the paper trail and wellness precinct for broader precinct users of these facilities.

Integrated Art

85. Significant effort in the heritage report went into the proposed heritage interpretation and integrated art of the Paper Trail. I am yet to see this manifested in any plans for this element of the project but its realisation is critical in my view in a curated landscape response.

Recommendation 7

> An integrated art response to the paper trail link in accordance with the Public Art and Heritage Interpretation plan for the site to be provided prior to final endorsement of plans.

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

Environmental amenity

86. I am keen to ensure that the street level amenity at the abutment of Building A to D on all street and pedestrian walk interfaces is achieved in a manner that supports their respective purposes. The Paper Trail should achieve outcomes suitable for sitting and standing as should the northern interface and lower outdoor pool areas

Recommendation 8

> Ensure the eastern footpath of Chandler Highway and the south footpath of the Main Street achieves a wind speed amenity for standing with the paper trail achieving lower wind speed conditions suitable for sitting.

> Create clearer demarcation between public, semi-public and private space at Paper trail interfaces to East and western interfaces with a major focus on maximising the shared space area. And clear wayfinding through the precinct. The suggested use of high bamboo is not supported with the designers encouraged to review the earlier Tract work and the underlying heritage report.

Architecture, layouts and facade treatments

87. Generally speaking the design language and approach is supported.
88. Equally the configuration of the site as a campus of related but materially differentiated buildings that speak to their changing interface conditions is supported. The language of buildings and the materiality is in my view typically well managed.
89. Subject to the acceptance of the recommendations made I am satisfied that a high quality solution can be achieved.
90. The internal arrangements are similarly typically OK
91. The inclusion of residential entrances along the Paper Trail is supported.
92. I have made a number of suggestions for minor amendments as follows:

Lobbies and entries

93. An opportunity exists to enhance the ground floor lobby placemaking, arrival experience and amenity as earlier noted by both lobby treatments and further Paper Trail development.

Roof spaces

94. The roof space should be further leveraged at transitions as earlier noted.

Reverse Amenity and designing for interface attributes

95. I have earlier made the following recommendations

Recommendations

> Ensure the design of units interfacing with major roads is acoustically designed to ensure high quality internal amenity.

> Ensure that units abutting the ground floor public space and upper level terrace areas are similarly designed with appropriate buffers and acoustic specification.

Attachment 5 - Applicant's Urban Designer Comments - Rob McGauran (MGS)

Daylighting

96. Check the depth of units is achieving acceptable daylighting to kitchen work areas in all cases
97. At breaks between towers B & C I note both south facing and north facing units are screened. I would recommend only south facing units be screened.

Balconies

98. Size of balconies must be a minimum of 8sqm and larger for larger 3 bedroom units in all instances with wider balconies for 3 bedroom units. Typically I would encourage balcony widths particularly for the Paper trail and south and north units that facilitates outdoor use i.e. > 2.1m

CONCLUSION

Subject to these amendments I am satisfied that the designers can achieve an acceptable outcome

DOCUMENTS FORMING THE BASIS OF THIS REPORT

> Urban Context Report Elenberg Fraser
> Plans Elenberg Fraser



Prepared By
Robert McGauran
B. Arch. (Hons. Melb), B.A. (Fine Arts Melb.), P.D.M. (Melb.), LFRAIA, Architect

Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

CITY OF YARRA

MeMO

TO:	**Amy Hodgen (Statutory Planning)**
FROM	**Blake Farmar-Bowers (Open Space) and Christian Lundh (Urban Design)**
DATE:	7 August 2020
SUBJECT:	60 Chandler Highway, Alphington
APPLICATION NO:	PLN19/0606
DESCRIPTION:	Construction of residential development 60 Chandler Highway in Outer Circle Precinct (Precinct 6) of the Alphington Paper Mills development. The application seeks to construct a multi-unit development ranging in height between 5 – 8 storeys, vehicle access, car parking, public accessible private landscape areas, roof top terraces and a wellness centre with associated pools, gym and other recreational facilities.

1. COMMENTS SOUGHT

Urban Design comments on the impact on the streetscape and public realm and Open Space comments on the internal landscape components have been sought on the development at the above address including 'heritage interpretation' within the outer circle paper trail.

2. DEVELOPMENT PROPOSAL

The development forms part of the Outer Circle Precinct. This development compromises four multi storey interconnected buildings gradually reduced in height as the development progressively gets closer to the Yarra River corridor. The development is connected with a podium landscaped thoroughfare also known as the 'Paper Trail', which is accessible by pedestrians and bicycle users and provides a link on the east and south side of the development. The development forms a key part of the precinct frontage to Chandler Hwy and also has an interface to Mills Blvd in the north. The Paper Trail is an integral part of the development wrapping around the proposed buildings, providing access to residential units and linking into the proposed wellness centre on the lower ground floor on the south side of the development.

3. GENERAL COMMENTS

Comments are provided below and overleaf and are based on the review of the following documents;

- YarraBend, Alphington Town Planning Report (landscape report) dated 16 July 2020 REV D prepared by ASPECT Studios; and
- 18022 - 60 Chandler Highway,Alphington, Town Planning RFI Submission Drawing Set, received 16 July 2020 prepared by Elenberg Fraser.

In summary, the drawings are not yet acceptable from a Public Realm and Open Space perspective.
Previous comments dated 28 May 2020 are included in *italics* and Council comments and concerns relating to the updated proposal noted in RED.
We require that the applicant provides updated plans and elevation and additional sections, and a response to each of the comments to enable us to make a complete review of the proposal.

- *Interdisciplinary design coordination:*
  - *Before Council can undertake a complete review and make an informed decision, discrepancies between landscape plans and architectural plans must be coordinated by the applicant to ensure correlation.*
  - *Council also request that the applicant uses its best endeavours to ensure that all adjacent development proposals are shown on the plans at the most current status, including but not limited to adjacent buildings and streetscapes.*
    Landscape and architectural plans correlate. Adjacent streetscape layouts not shown correctly.
    We request that all adjacent developments including streetscapes are shown at the most recent revision status to demonstrate that coordination is undertaken/in progress.

4. COMMENTS SUMMARY

Key comments relate to the following;

- *Coordination as noted under item 3 including, overlay all relevant adjacent landscape plans to allow precinct context and relationships to be assessed accordingly.*
  - Coordination required with adjacent streetscapes and developments such as Boiler House for Council to make a complete review.
- *Public realm / landscape interface especially along the Paper Trail requires further details to describe public realm and landscape interfaces and relationships.*
  - Further information and clarifications required. Refer comment overleaf.
- *The orientation/configuration of the stair from the Paper Trail linking to Warsons Place requires further coordination with adjacent 'Wetlap' building interface.*
  - We strongly support the current proposal to provide a connection within title boundary that links the Paper Trail to Warsons Place.
    Further information and clarifications required. Refer comment overleaf.
- *Paving and threshold interfaces around the whole proposed development requires further details and explanations such as sections and elevations to allow Council to make an informed decision.*
  - Further details and clarifications required. Refer comments overleaf.
- *Show levels and grading to demonstrate that including but not limited to all main entrance thresholds are compliant to ensure that best urban design outcome is achieved.*
- Further information and clarifications required. Refer comment overleaf.
- *Soil volume to be provided for all proposed trees.*
  - Soil volume for proposed trees provided. Refer further comments overleaf.

- *Confirm width and depth of all planter boxes and demonstrate that appropriate plant species are nominated, to achieve and sustain healthy plant growth to achieve the design vision.*
    - Details provided relating to balcony planters and plant species nominated. Further information including but not limited to nomination of plant species / quantities for each location to be provided.
- *Landscape Management Plan to be provided.*
    - Not yet provided.

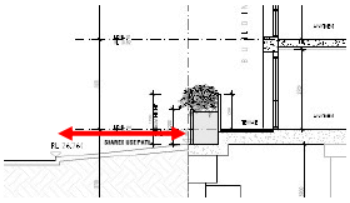
Further details and design resolutions are required including but not limited to;

Chandler Road Frontage and Interface

- *Provide detailed cross sections showing the full length from back of kerb.*
    - All existing and proposed levels and grading along the SUP interface must be clearly shown.
    - Accurate extent of title boundary and SUP to be shown.
      Is the title boundary aligned with the hoarding? Confirmation required.



    - Confirmation that the existing SUP is compliant with a maximum crossfall of 1:40. We assume that levels along the SUP are to remain unaltered.
    - Confirm grading along the SUP interface. Levels along SUP interface provided on architectural plan A0100 and sections A1600-A1603 do not indicate grading or in some instances the width of the SUP.
    - Refer desk top assessment of section 02 / A1601 below, this indicates a cross fall of 1:12 across a 4.5m wide SUP. From our measurement of the drawings, confirmation required that all grading will be compliant.

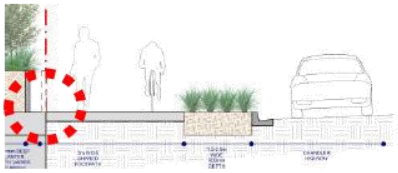


Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

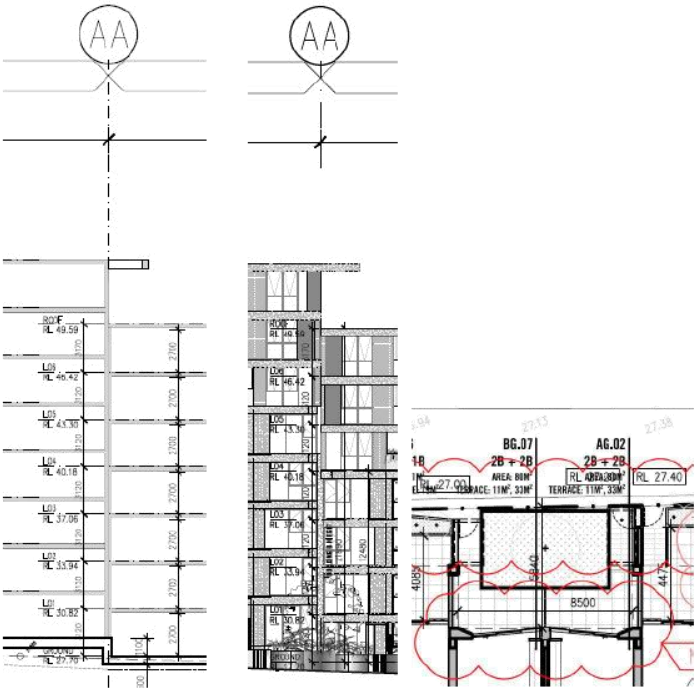
- *Confirm pavement / treatment of the sliver of land between the planterboxes / site boundary and the SUP, highlighted in streetview image below.*
  - *Is there opportunity to shift the planterboxes further towards the site boundary to maximise them while retaining the architectural design intent?*
  - *Noting that current configuration has exposed underground roof slab along the SUP, deliniation detail required.*

Clarification regarding the interface treatment along the property boundary is required. Garden beds are shown in all new architectural renders, while this interface is shown as exposed basement roof slab in landscape plans / sections as well as the architectural sections.





Clarification required regarding the stepped basement roof slab, including but not limited to; extent in relation to assumed deep planter boxes with large trees and demonstration that a seamless and compliant level transition along the SUP will be achieved.



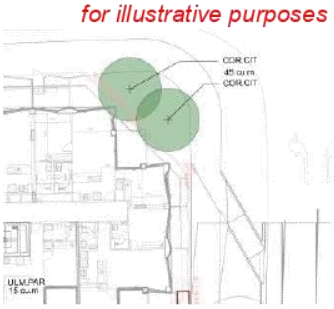
Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

- *The proposed tree species; Corymbia maculata is in accordance with the Development Plan. Provide further details in regard to propsed soil volume, suitability for this species to grow in container and future tree management.*
- Soil volume provided for each tree planting area.
- The proposed *Ulmus parvifola* is not supported by the entrance thresholds to the ramp. Suggested substitution with *Corymbia* sp. to link in with the Chandler Hwy tree species character.



Mills Boulevard Frontage and Interface

- *Coordinate with the adjacent streetscape package to ensure that the proposed trees shown highlighted below are positioned to maximise their growing opportunity and amenity for future residents.*
  - The proposed trees shown in corner garden bed by Mills Blvd are supported. Suggested investigation if there is adequate space and soil volume for a third tree in this location.
  - Confirmation if these trees will be included in the overall Mills Blvd Landscape works, as plan annotation notes *"All public realm treatment outside the project site for illustrative purposes only."*



Paper Trail

- *Access and circulation*
  - *Paper Trail noted to facilitate both pedestrian and cycle use. Review potential conflict points.* Refer to integrated transport plan page 34 (screenshot below), where the Paper Trail is identified as a shared path.



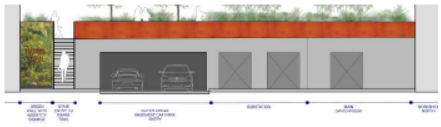
  - Areas of concern still identified, such as interface to the staircase.

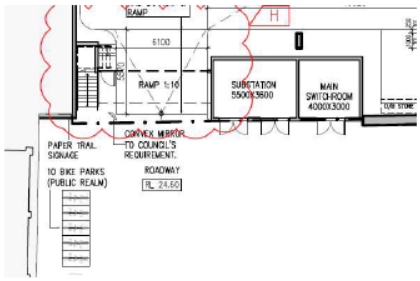
Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

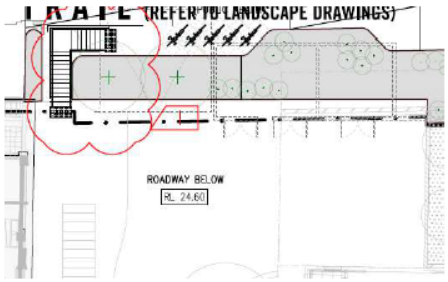
- *Confirm application of pavement hierarchies is consistently applied (signifying private residential, lobby entry or public access).* Paving design updated.
- *Paving design highlights entrances.* Paving design updated.
- *Confirm coordination with adjacent Wetlap and Mills Residential Developments.* Noted that adjacent building 'The Mills' designs will be amended to tie in with proposed layout for the Paper Trail.

- *Warsons Place Access and Frontage*
  - *Provide further design coordination and resolution of the Warson Place frontage, particularly in regard to proposed stairway to facilitate access from the Paper Trail to Warsons Place.*
  - We strongly support the current proposal to provide a connection within title boundary that links the Paper Trail to Warsons Place.
  - Further details and clarifications are required including but not limited to items below;
    - Ensure tactile pavers are within title;
    - Width of stairway is currently not shown. Preferred width is 1.8m wide;
    - Elevation does not reflect layout in plan;
    - All adjacent levels to be shown (including landings, TOW heights, entries etc); and
    - Provision of bicycle wheel channel along stairs is desirable.
  - *Further design details required in regard to the visual appearance of this frontage and potential opportunities for vertical greenery on either side of the car park entrance.*

    A greenwall now shown, further clarification required of area shown in screenshots below (provide screenshots from architectural models if possible) including but not limited to; carpark ramp/under croft, relationship to Wetlap/The Mills and other adjacent developments.

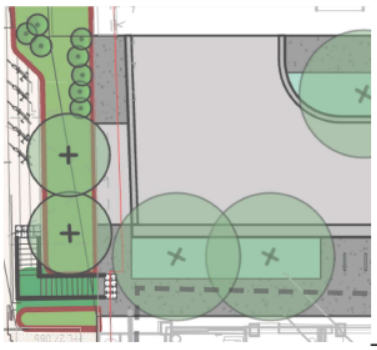


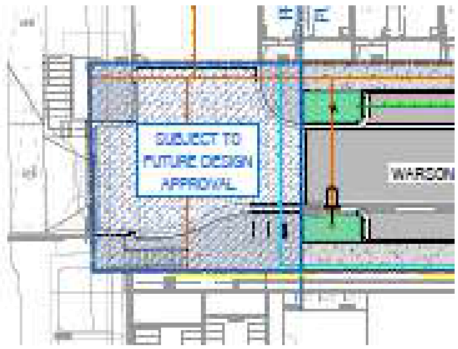




Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

Warsons Place streetscape not shown correct. Refer current Workshop Precinct Package for most current layout, refer screenshot to the right below.



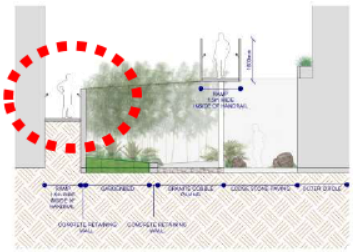


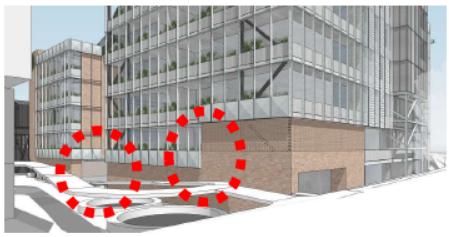
Wellness Centre

- *Concerning that there is no contingency in relation to the offset from the adjacent interface to the Boiler House development, considering the ramp will facilitate both pedestrian and cycle use and achieving a minimum clear width of 1500mm is crucial. Ensure all handrails and tactiles are shown and are located within title boundaries.*

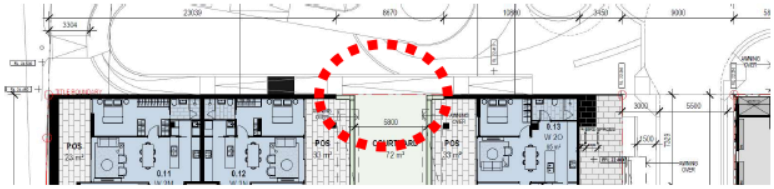
  Items requiring further details including but not limited to listed below;

  - An unobstructed ramp width of 1500mm is required for 'Curved walkways, ramps, and landings'. Given this ramp is contending with cyclists is there opportunity to increase the unobstructed width of the ramp to 1800mm? This would help to mitigate potential conflicts for example when a bike is coming down the walkway and person(s) walking up?
  - Ramp shown 'flush' with the Boiler House development, with handrail fixed to Boiler House façade.
  - How will construction of the ramp and handrail/balustrade be coordinated and integrated with Boiler House? Is there any construction tolerance to achieve required width?
  - Section of protruding window may present as a potential conflict. Review section interfacing with Boiler House courtyard for balustrade / kick-rail requirements.





Sectional Elevation H - Health & Wellness Centre Onsen Zone (Scale 1:100 @A3)

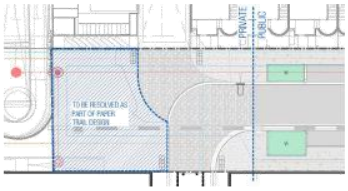


Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

- *Concern regarding the termination of the ramp by Joels Terrace and its proximity to the main entrance to the car park, lack of visibility coming down from the ramp and potential risk for conflict / collisions.*
    - We support the curved ramp ending on an angle. Further clarifications required including but not limited to full coordination with adjacent developments and streetscapes.

- *Coordinate interfaces and design with adjacent landscape and other relevant disciplines drawings.*
    - Further coordination required, refer current Workshop Precinct Package for most current layout (screenshot to the right below).





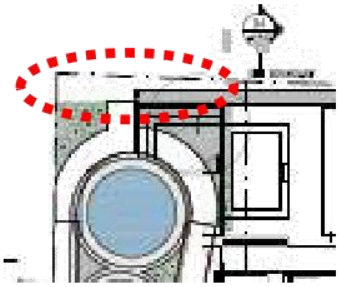
- The proposed feature Maple tree is not supported, as this location is one of few locations within in the precinct that would accommodate for a large canopy tree.
    - The noted soil volume available in this area is 37 cu.m, which presents an opportunity to nominate a much bigger tree than the *Ulumus* ssp proposed. Review tree species selection.

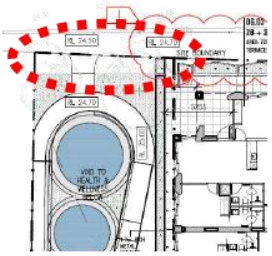


- Concern regarding potential gravel spill from the extent of white loose stone paving shown.
    - Confirmation of title boundary/ in relation to proposed bespoke materials.

Current architectural drawings illustrate the presence of basement walls, see screenshots below. Clarify how the extent of architectural basement roof slab / walls will be integrated/concealed at this threshold.
Confirm soil volume for the proposed tree.







Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

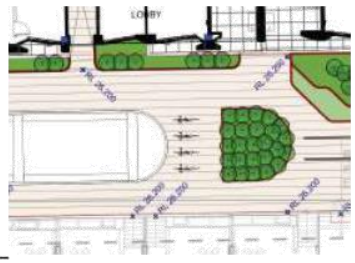
Pavements

- *Brick paving - ensure compliant to AS slip resistance standards.*
  Changed to linear concrete pavers and stone paving. Confirm that feathering of brick paving is compatible with proposed concrete plank pavers.

Fixtures

- *Ensure suitable clearances are provided for all bicycle hops (500 x 1800mm each side).*
  Placement of bicycle hoops is suggested to be reviewed including but not limited to screenshots below. (Proximity to ramp and stairway and circulation around void).





Grading and Drainage Design

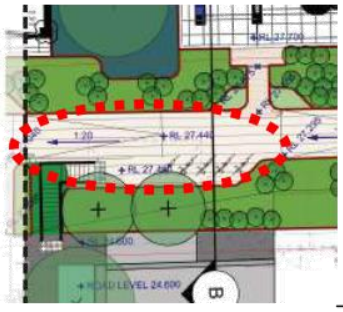
Given the site negotiates a considerable amount of grade, general Grading and Drainage information is required to ensure the site layout is universally accessible, appropriate and well-designed.

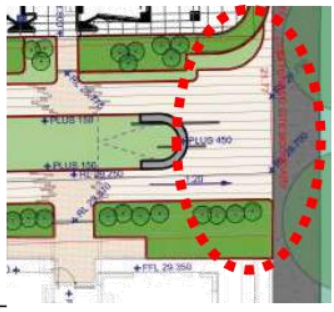
- *Ensure all levels information is integrated onto one drawing set to enable review and approval.*
- *The following information needs to be included within drawings to sufficiently understand proposed grading and drainage strategy.*
  - *RLs at all building entries and street interfaces.*
  - *Falls of pavements, including extents of significant falls (i.e. steeper than 1:33 and 1:20).*
  - *Drainage pits (and associated RLs).*
  - *Show drainage infrastructure, such as trench grates on plans.*

Adequate RLs (in corners/edges) and falls have not been provided to ascertain the grading and drainage approach for all pavements and surfaces.

Levels requires further resolution, including but not limited to areas shown in screenshots below; By the proposed stair landing / interface to ramp and by the 'ramp' interface to Mills Blvd.

Concern regarding subsurface drainage to all planted areas/boxes on podium and the loadbearing of areas where large trees are proposed.





Balconies and Terraces

- *How will these be maintained, to ensure a consistent visual appearance? Note added on drawings.*
- *The proposed plant species is suggested to be reviewed in relation to size, form and suitability for the nominated location.*
- *Add notes on all relevant landscape details to show size, depth, irrigation and nominated species.*
- *How will AC units (assumed to be located along terraces/balconies) be 'screened off' as these often bring down the visual appearance? How will planters be protected from AC exhaust that will blow hot/cold air and have detrimental effect on planting and the overall design vision of the development?*

Notes included on plan, further details required including but not limited to details showing soil media build up in planter boxes.

Garden Bed levels and soil volumes

Given much of the proposed planting is on podium or structure the following information is required to ensure nominated planting is viable, well-designed, and integrated into relevant discipline packages to achieve the design vision for the proposal.

Volume of growing media (for all tree planting).

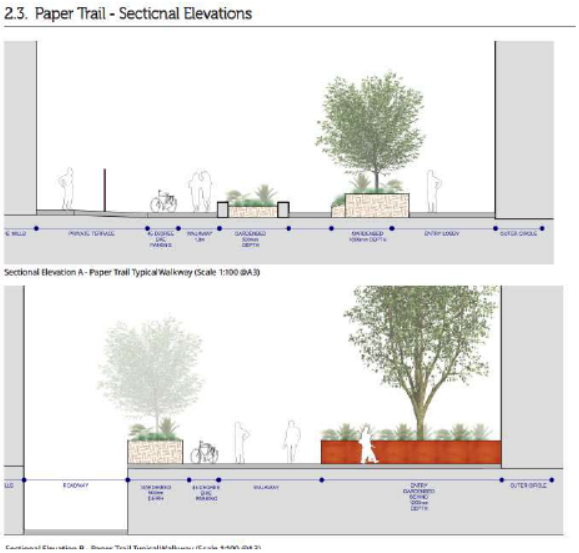
Use - Elke SOIL VOLUME SIMULATOR https://www.elkeh.com.au/soils/

- Depths of garden bed for low planting.
- Sloped garden beds as shown below are not noted on plans. Impacts volumes of garden beds (show depth of podium/structure).

Soil volume provided, confirmation on how calculation is generated is required as nominated height of planter boxes is assumed to also include subsurface drainage, mulch layer etc.

Additional information required including but not limited subsurface drainage layers.

Podium sections need to illustrate coordination with structural design to ensure landscape vision is feasible.



Attachment 6 - Open Space and Urban Design Units Comments (on public realm)

Tree and Plant Species

- *Confirm that none of the proposed species are on DELWPs listing of environmental weed species.* Confirmed
- *Where trees and plants will have a direct relationship with adjacent developments further details are required that selected species, especially trees will complement and create a unified overall public realm outcome.* Further clarification required.
- *Where possible replace exotic trees with native/indigenous to reflect on the location along the Yarra River and for the development to contribute to a sustainable/biodiverse urban environment.* Suggested substitution of proposed *Ulumus parvifolia* with native tree species, also consider large canopy trees where space and soil volume allows.
- *Provide all proposed pot sizes and install sizes for trees and plants.* Confirmed.
- *Provide plant species and quantities for each planted area.* To be confirmed.

Landscape Details

Further notes including but not limited to;

- *Note for each detail and garden bed referring to irrigation system.*
- *Note of minimum widths and depths of planter boxes and garden beds including planting media/soil.*
- *Maintenance, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and climbing plant species.*
    - *Maintenance tasks and a maintenance schedule, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and trees.*
    - *Assumed a minimum 13 weeks maintenance of all plantings within the development to achieve the desired greenery portrayed in renders and visualizations?*
- *Ensure that mulch especially on the higher levels are of a stabile type to withstand wind erosion, such as a mineral mulch.*
- *A specification of works to be provided to meet relevant statutory requirements.*

Requested further information to support notes provided on drawings, including but not limited landscape details showing garden bed build up.

END

Attachment 7 - ESD Advisor Comments

CITY OF YaRRA

MeMO

TO:	**Amy Hogden**
cc:	
FROM:	**Gavin Ashley, ESD Advisor**
DATE:	**18.08.2020**
SUBJECT:	**Outer Circle Precinct at 60 Chandler Highway, Yarrabend, Aplington VIC 3078**

Dear Amy,

I have reviewed the updated SMP [Rev C – 17.08.20], plans [17.07.20] and BADS assessment [Rev B – 28.06.19] against the Consultant Advice Note [Rev A – 14.07.20] and previous ESD advice (noted below in Italics) from the City of Yarra [12.02.20], with comments below:

ESD Deficiencies:

Daylight is unsatisfactory. Despite the pass mark of 50% in IEQ technically being achieved, there is a question as to whether Credit 1.3 is achieved (please demonstrate evidence). Additionally, the extent to which the living rooms fail (only 9% compliant against a target of 80%) needs to be addressed through redesign

- **Unsatisfactory. Credit 1.3 is now not targeted in the BESS assessment, with credit 2.1 now targeted to achieve 100% natural ventilation.**
- **An updated SMP and BESS report has been submitted that reconfigures its credit reporting without redesign. In addition, the BADS assessment dated 28.06.20 highlights a large majority of dwellings not providing effective natural cross-ventilation**
- **The 5m BESS Standard applies to living rooms and bedrooms. Although the bedrooms clearly pass, the living areas do not in the vast majority of cases so credit 2.1 should not be claimed**
- **Further work on the design is required to improve the daylight and ventilation outcomes for the building**

Recommend significant increase on reverse cycle system efficiency.

- **Satisfactory. A 10% improvement in system effieicny (CoP) has been ideitified.**
- **Include as a permit condition; Heating and cooling systems achieve 10% improvement in system efficiency (COP & EER).**

Provide for separate collection of organic waste in storage area and engagement of private collector.

- **Satisfactory. As the previous waste management strategy has been supported by Council, it is satisfactory to waive the organic waste requirement for the development.**

Outstanding Information:

Clarify provision of operable windows for Typical Façade (A1100) and consider alternative window designs to increase access to natural air flow in apartments.

- **Unsatisfactory. No changes to A1100 have been made to articulate the extent of operability, which is now of critical importance given the 100% target for BESS credit 2.1 (where 1.3 has been dropped).**

Attachment 7 - ESD Advisor Comments

- **Provide a further details on typical façade design in addition to eleveations that articulate both operable windows and sliding doors to support natural ventilation claims.**

Provide a statement as to how car parking will be ventilated.

- **Unsatisfactory. The Consultant Advice Note indicates ventilation is to be achieved through the use of louvres, while the BESS Report is unclear as to whether it will be naturally ventilated or use a CO monitor. (SMP, p. 31)**
- **Clarify how louvre design can provide adequate ventilation to a 2-level carpark basement.**

Ensure a Waste Management Plan is provided to manage responsibilities and expectations around operational waste.

- **Satisfactory. Already approved by City of Yarra.**

Provide a Landscape Plan with >90% locally native species.

- **Unsatisfactory. While planting details are provided within the Town Planning Report (Aspect Studios, 16.07.20) , a % of locally native species is not provided and needs to be demonstrated for consistency.**

ESD Improvement Opportunities:

Consider a green roof or wall to improve the ecological value of this site.

- **While the proposal claims to include green walls incorporated into the designs, these have not been annotated or marked on plans.**

Having reviewed the above documentation, there appears to be a number of unresolved issues from an ESD perspective.

Cheers,
Gavin

Gavin Ashley
Environmental Sustainable Development Advisor
City of Yarra PO Box 168 Richmond 3121
T (03) 9205 5366 **F** (03) 8417 6666
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Attachment 8 - Engineering Services Unit Comments

CITY OF YARRA

MEMO

To:	**Amy Hodgen**	
From:	**Mark Pisani**	
Date:	**4 August 2020**	
Subject:	**Application No:**	**PLN19/0606**
	Description:	**Alphington Paper Mill - Outer Circle Precinct**
	Site Address:	**60 Chandler Highway, Alphington**

I refer to the above Planning Application received on 20 July 2020 in relation to the proposed development at 60 Chandler Street, Alphington. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Elenberg Fraser	A0098 *Basement 02 Floor Plan* A0099 *Basement 01 Floor Plan* A0100 *Level 00 Ground Floor Plan* A0950 *Section A-A* A0951 *Section – Paper Trail*	E F F F F	10 July 2020 10 July 2020 10 July 2020 10 July 2020 10 July 2020
GTA Consultants	*RFI Response – PLN19/0606*		16 July 2020
GTA Consultants	*Alphington Paper Mill Site Development Plan - Traffic Management Plan*	G Endorsed	19 August 2015 27 May 2016

CAR PARKING PROVISION

GTA Consultants *Transport Impact Assessment* report Issue A dated 8 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
One-bedroom dwelling	67	1 space per dwelling	67	217
Two-bedroom dwelling	128	1 space per dwelling	128	
Three-bedroom dwelling	11	2 spaces per dwelling	22	
Residential visitors	206 dwellings	1 space per 5 dwellings	41	21
		Total	**258 spaces**	**238 spaces**

Attachment 8 - Engineering Services Unit Comments

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 Dwellings*. According to the endorsed *Traffic Management Plan* (endorsed 27 May 2016), the one- and two-bedroom flat type dwellings have recommended car parking rates of 1 space per dwellings whereas the three-bedroom dwellings have a parking rate of 2 spaces per dwelling. The parking allocation of 217 spaces is consistent with the recommended and statutory parking rates.
- *Parking Demand for Residential Visitors*. The *Traffic Management Plan* recommended a residential visitor parking rate (high density) of 0.12 spaces per dwelling. Applying this rate would result in a residential visitor parking demand of 25 spaces. According to the applicant, four visitor space would be accommodated on-street and is illustrate in Figure 1 of the GTA Consultants traffic advice.

Adequacy of Car Parking
From a traffic engineering perspective, the proposed on-site parking provision is considered appropriate in the context of the development and the surrounding area. The residential parking demand is consistent with the statutory and recommended rates. The shortfall in visitor parking could be adequately accommodated on-street.

The Civil Engineering unit has no objection to the car parking provision for this site.

TRAFFIC GENERATION
Trip Generation
The traffic generation for the site adopted by GTA Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential – High density (206 dwellings)	0.35 trips per dwelling in each peak hour Peak hour volumes are 10% of daily volume	721 trips	72 trips	72 trips

GTA Consultants have now compiled a list of all the development's precincts together with the total number of dwellings. According to GTA, the microsimulation of the development had contemplated a total of 2,500 dwellings. The list provided in the traffic advice of 16 July 2020 tallied a total of some 2,370 dwellings. On that basis, we are satisfied with the volumes generated by the subject site (Outer Circle precinct) and that they have been incorporated as part of the original modelling undertaken by GTA Consultants for the Masterplan of the development.

Attachment 8 - Engineering Services Unit Comments

DESIGN ITEMS

Item	Details
Visibility	The convex mirror at the development entrance has now been provided inside the curtilage of the property. This item has been addressed.
Internal Ramped Accessway	The applicant would be providing convex mirrors and a light warning system in order to regulate vehicle movements along the internal ramped accessway. We consider this arrangement to be acceptable. This item has been addressed.
Stairwell near Development Entrance	The stairwell adjacent to the development entrance has now been relocated further inside the property and no longer encroaches within the road reserve. This item has been addressed.

Attachment 9 - Strategic Transport Unit Comments

Planning Referral

To:	Amy Hodgen
From:	Julian Wearne
Date:	22/07/2020
Subject:	Strategic Transport Comments
Application No:	PLN19/0606
Description:	Outer Circle in the Amcor site. Development of the land for the construction of dwellings.
Site Address	60 Chandler Highway, Alphington

1. 54 visitor bike spaces in locations easily accessible to visitor of the site. – **Partially met** - There are 29 hoops shown, which ordinarily would equate to 58 spaces. However 7 spaces are not sufficiently spaces from adjacent spaces and therefore a maximum of 51 spaces would be accessible at any time. The applicant should delete one hoop at each set of angled hoops to provide adequate spacing between the remaining hoops. This will provide the 27 hoops/54 spaces and meet the condition.



- This issue is present at each of the two external bays of 45 degree spaces.

2. A minimum of 214 resident bike spaces, within a maximum of three secure facilities. At least 20% of bike spaces within each facility must provide spaces as horizontal at-grade spaces. All spaces and accessways must comply with AS2890.3 clearance requirements or otherwise be to the satisfaction of the responsible authority. **Partially met –**
   a. 206 spaces have been provided in 3 facilities – the number of spaces reflects reduced number of dwellings and is acceptable.
   b. The storage facilities do not appear to be secure – this is not acceptable.
   c. Approximately 11% of the spaces are horizontal at-grade, and these are unevenly distributed across the three facilities – this is not acceptable. (There are 10 additional horizontal spaces shown on the Basement 1 plan which are not part of the subject site – these will not be counted towards the total number of spaces or the 20% requirement).
   d. The accessways and storage spaces appear to meet the dimensions required under AS2890.3 – this is acceptable. .

Attachment 9 - Strategic Transport Unit Comments

3. The EV charging bay referenced within the Sustainability Management Plan. – **Met** - These have been noted and are acceptably located

4. Both basement levels wired to be 'electric vehicle ready' with the following infrastructure installed for this purpose: **- Not met –** notations should be included on each basement plan.

   a. One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

   b. A scalable load management system, to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual;

   c. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers; and

Bays are marked as 'EV Ready' even where no chargers are yet installed to communicate the users that they are able to relatively easily able to transition to an EV.

Regards

Julian Wearne

Sustainable Transport Officer
Strategic Transport Unit

Attachment 10 - City Works Unit Comments (on Waste Management Plan)

CITY OF YaRRA

PLANNING REFERRAL

To:	Amy Hodgen
From:	Atha Athanasi
Date:	31/01/2020
Subject:	Waste Management Plan Comments
Application No:	PLN19/0606
Description:	Outer Circle in the Amcor site. Development of the land for the construction of dwellings.
Site Address	60 Chandler Highway, Alphington

COMMENTS:

The waste management plan for 60 Chandler Hwy, Alphington (Amcor - Outer Circle Precinct) authored by Leigh Design and dated 25/11/19 is satisfactory from a City Works branch's perspective.

Regards,

Atha Athanasi
Contract Management Officer

City Works Services
Parks, Resource Recovery, Cleansing

Attachment 11 - SLR Consulting Acoustic Comments

14 February 2020

640.10090.06250 60 Chandler Hwy 20200214.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Amy Hodgen

Dear Amy

Outer Circle Precinct - 60 Chandler Highway, Alphington
Development Application Acoustic Review
PLN 19/0606

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the mixed use development proposed for Outer Circle Precinct - 60 Chandler Highway, Alphington.

Details of the report are as follows.

- Title: Acoustic Services – Town Planning, Outer Circle Precinct – 60 Chandler Highway
- Reference: 2.1
- Date: 2 September 2019
- Prepared for: Glenvill Pty Ltd
- Prepared by: Norman Disney Young (NDY)

The report has been prepared to address noise impacts to and from the proposal.

1 Background Information

(Sections 1 and 2 of the acoustic report)

The project is a mixed use development on the Alphington Paper Mill site. The site and surrounding uses are indicated in Figure 1 of the report. Acoustically significant aspects of the project are summarised below:

- The proposal includes:
  - 8 levels of apartments
  - Wellness centre including indoor and outdoor pools
  - Basement carparking (2 levels)
- The site is approximately 10 m east of Chandler Highway.

SLR Consulting Australia Pty Ltd Level 11, 176 Wellington Parade East Melbourne VIC 3002 Australia
T: +61 3 9249 9400 E: melbourne@slrconsulting.com
www.slrconsulting.com ABN 29 001 584 612

SLR Comments: *The proposal has generally been identified. We note that the wellness studio is extensive, and in addition to indoor and outdoor lap pools it includes an outdoor wading pool, and a gym with free weights and a number of running machines. The studio is on a suspended slab and has apartments directly above. Some apartments will overlook the outdoor lap and wading pools.*

2 Project Mechanical Plant

2.1 SEPP N-1 Noise Limits

(Sections 4.1 of the acoustic report)

Noise from mechanical services associated with the development is proposed to be designed to meet the SEPP N-1 Zoning Levels until such time as background noise monitoring relative to individual receivers has been undertaken. The zoning levels are provided in Table 1 of the report. The lowest levels are the night levels, which are equal to 47 dBA for the Wetlap Precinct (i.e. at the subject site itself and at the nearest apartments within the redevelopment area), and 39 dBA at dwellings in Margaret Court, approximately 200 m west of the subject site.

Background noise monitoring has not been conducted yet because it is not likely to be representative of the future residential area (the site is currently under development).

SLR Comments: *Our calculations of the SEPP N-1 zoning levels agree with NDY's. Generally, we agree that the SEPP N-1 zoning levels provide appropriate interim noise limits, however the zoning levels for the Wetlap Precinct are quite high, and there would seem to be potential for the noise limits to be lower than the zoning levels, particularly at locations shielded from road noise. The development will need to comply with lower SEPP N-1 limits if these are identified.*

2.2 Recommendations for Noise Control

(Section 4.2 of the acoustic report)

Indicative advice for control of noise from mechanical plant is provided in Section 4.2.

SLR Comments: *The provided advice is reasonable in principle but will need to be reviewed in the context of the specific plant and equipment proposed for this project, once details of that equipment become available. We recommend that the planning permit include the requirement that the review be undertaken.*

The carpark entrance gate is not specifically mentioned in the report. The gate is shown less than 20 m from the nearest proposed dwelling to the east. Noise from the gate should be assessed to a sleep disturbance target of no more than 60 dBA outside openable windows, as well as to SEPP N_1.

3 Road Traffic Noise

3.1 Noise Criteria

(Section 5.1 of the report)

Road traffic noise is proposed to be assessed to the upper ends of the AS/NZS2107:2016 design ranges, being 40 dBA from 10 pm to 7 am in bedrooms, and 45 dBA in living rooms.

SLR Comments: *NDY do not nominate the specific assessment intervals and it is unclear whether the design targets are proposed to be met by the loudest periods of traffic, or by the day and night average levels. We recommend that:*

- *Average traffic noise levels not to exceed 40 dBA $L_{eq,16h}$ in all habitable rooms and 35 dBA $L_{eq,8h}$ in bedrooms. These targets are within the AS/NZS 2107 ranges and are consistent with those provided in Standard D16 of the Yarra Planning Scheme.*
- *Loudest hour of road traffic noise is not to exceed 45 dBA $L_{eq,1h}$ in habitable rooms from 7 am to 10 pm, and 40 dBA $L_{eq,1h}$ in bedrooms from 10 pm to 7 am the following morning. The basis for the loudest hour targets is that it meets the upper end of the AS/NZS2107:2016 ranges, with the day and night periods defined in accordance with Victorian EPA legislation and guidelines rather than in accordance with Standard D16.*

3.2 Noise Measurements

(Section 5.3.1 of the report)

Due to construction works at the time of the assessment, NDY did not measure road traffic noise at the boundary of the subject site, and have instead used traffic noise data obtained in 2017, for a nearby project. The data comprises attended measurements conducted during the evening peak hour on Wednesday 10 May 2017 and between 6 am and 7 am on Thursday 11 May 2017. The measurement position was adjacent to the Chandler Highway. It is indicated that both measurements were conducted under free field conditions and were conducted for 10 to 15 minute intervals.

The results of measurements are provided in Table 4 of the report, and are in the range of 75 to 77 dBA Leq.

SLR Comments: *It would have been preferable to measure road traffic noise from the completed Chandler Highway as this would more accurately quantify noise impacts to the subject site. However we recocognise that the traffic noise assessments for all other developments on the Amcor site to date have been conducted using data obtained prior to the completion of the road works (and these assessments have been accepted by SLR and Council).*

From our understanding the 15 minute noise levels obtained during peak hour have been used to determine façade upgrades to achieve the internal noise targets nomiated in the acoustic report (i.e. 45 dBA in living rooms and 40 dBA in bedrooms). This approach would be reasonable for ensuring that the loudest hour targets are met. However, the short term measurements conducted do not enable the Leq,16 h and Leq,8 hr levels to be determined, and this data would be required to assess noise to the lower day and night average targets recommended in this review.

We recommend that either further noise logging is conducted to quantify the day and night average levels (preferred approach), or that the noise levels measured at peak hour be adjusted to obtain estimated day and night averages. Evidence should be provided justifying any adjustments adopted.

3.3 Traffic Noise Assessment / Advice for Façade Upgrade Treatments

(Section 5.4 and Appendix A of the acoustic report)

A range of glazing is specified for the project, depending on apartment room use and orientation.

The required octave band sound transmission loss and indicative glazing configurations that can be expected to achieve them are provided in Table 5. The locations for upgraded glazing are shown in Appendix A of the report.

All windows are required to have frames that will not compromise the acoustic performance of the system. Openable doors and windows are required to have good acoustic seals.

Façade elements apart from the glazing are noted to be generally concrete (and therefore not requiring a specific upgrade).

SLR Comments:

Recommended minimum acoustic (e.g. Rw) ratings are not provided in the report. The required octave band sound transmission losses in Table 5 provides limited practical guidance for the builder/developer. Most laboratory test data is expressed in one third octave bands rather than octave bands, and few laboratories publish data down to 63 Hz. For these reasons it would be difficult for the builder / developer to source appropriate glazing using the guidance in the report, without further assistance from an acoustical consultant.

Our preference would be for the report to also specify minimum laboratory tested Rw ratings (or Rw+Ctr ratings) for glazing proposed to be installed on the project, and particularly for acoustically high performance glazing. The rating would need to be met by the complete glass door/window (not just the glass itself).

In the absence of specified acoustic ratings, we would recommend that the report include a statement that the acoustical consultant is to review all proposed windows and glazed doors, and approve the selections before they are finalised.

The report should also include the requirement that lightweight walls, if proposed for the project, are to be reviewed and approved by the acoustical consultant to ensure that the relevant indoor targets are met.

Our indicative calculations suggest that the currently proposed glazing is likely to need to be upgraded to meet the long term day and night average noise targets recommended in this review.

4 Health and Wellness Studio

(Section 4.3 of the acoustic report)

NDY indicate that specific music noise control measures will not be required due to the fact that the studio will be fully enclosed.

SLR Comments: *Music from the wellness studio is unlikely to be an issue if it is played at background levels. However other acoustic issues associated with the use may include:*

- *Structureborne noise from use of the running machines and free weights*
- *Airborne noise to overlooking apartments from residents using the outdoor lap and wading pools*

We would expect the report to include guidance for managing structureborne noise, potentially through a combination of treatments to the gym floor and recommendations that the hours of use be limited.

Regarding voice noise from the outdoor pools, the currently proposed glazing to apartments overlooking the pools may be adequate for providing a minimum level of control from noise impacts during the day and evening periods. The proposed glazing is:

- *Double glazing comprising: 6 mm float glass /12 mm deep airgap /6.38 mm thick laminated glass to bedrooms and*

- *Double glazing comprising: 6 mm float glass /12 mm deep airgap /6 mm thick float glass to living areas*

Further upgrades and/or restrictions to pool usages times, would be appropriate if these areas were proposed to be used at night, or if a high level of acoustic amenity was sought.

5 Summary

SLR has conducted a review of the acoustic report prepared for the Outer Circle Precinct Apartment development proposed for 60 Chandler Highway, Alphington. Our comments and recommendations are summarised below.

Project mechanical plant and equipment

- The report proposes using the SEPP N-1 zoning levels as interim noise limits at future dwellings in the development precinct. While zoning levels generally provide reasonably conservative noise limits, there would appear to be potential for lower limits to be identified for some part of this development. If they are, these lower limits will need to be met by project mechanical plant.
- Noise from the carpark entrance gate should be assessed to sleep disturbance targets, as well as SEPP N-1.
- It is recommended that the permit include the requirement for an acoustic assessment of all acoustically significant mechanical plant during the detailed design, to ensure that SEPP N-1 noise limits are met.

Road traffic noise

The design targets proposed for the project are 5 dB higher than SLR recommend for the day and night average levels. We recommend that the façade upgrade advice be reviewed to ensure that the following targets are met:

- Traffic noise levels not to exceed 40 dBA $L_{eq,16h}$ in all habitable rooms and 35 dBA $L_{eq,8h}$ in bedrooms. These targets are within the AS/NZS 2107 ranges and are consistent with those provided in Standard D16 of the Yarra Planning Scheme.
- Loudest hour of road traffic noise is not to exceed 45 dBA $L_{eq,1h}$ in habitable rooms from 7 am to 10 pm, and 40 dBA $L_{eq,1h}$ in bedrooms from 10 pm to 7 am the following morning. The basis for the loudest hour targets is that it meets the upper end of the AS/NZS2107:2016 ranges, with the day and night periods defined in accordance with Victorian EPA legislation and guidelines rather than in accordance with Standard D16.
- We recommend that either further noise logging is conducted to quantify the day and night average level, or that the noise levels measured at peak hour be adjusted to obtain estimated day and night averages, with the basis for the adjustments provided in the report.
- It is recommended that all façade elements with acoustic requirements be provided with a minimum Rw or Rw+Ctr rating, such that the internal noise targets will be met. If this information is not provided, the report should include the requirement for all acoustically specified façade elements to be reviewed and approved by the acoustical consultant to confirm that their specification requirements (i.e. the octave band sound transmission loss levels and the frame and seal requirements) are met.

Attachment 11 - SLR Consulting Acoustic Comments

Health and Wellness Studio

It is recommended that the report include advice to manage noise and vibration impacts from the wellness studio, including structureborne noise form the free weight and running machines and airborne noise from the outdoor lap and wading pools.

Regards,

Dianne Williams
Associate – Acoustics

Reviewed by JA

Attachment 12 - SLR Consulting Acoustic Additional comments

HPE CM: RE: PLN19/0606 - 60 Chandler Hwy, Alphington - Amended Acoustic Report - Request for peer review

Dianne Williams <dwilliams@slrconsulting.com>
To Hodgen, Amy

Reply | Reply All | Forward | ...

Thu 23/07/2020 11:01 AM

Hi Amy,
I've read through the NDY response (a revised report is not provided), and have responded to what we consider are the remaining outstanding items below.

SLR Section 2.2 Carpark gate. SLR recommended that noise from the carpark gate be designed to comply with a sleep disturbance target of 60 dBA Lmax. NDY consider this inappropriate. We note that, while not mandatory, it is standard practice for noise from mechanical plant to be assessed to sleep disturbance targets as well as SEPP N-1, as SEPP N-1 provides little protection from noise from occasional loud events. Sleep disturbance targets are typically 60-65 dBA outside openable bedroom windows. SLR recommended in the lower end of this range in this instance, because the potentially impacted apartments are not exposed to much ambient road traffic noise. We also note that these targets are readily achievable. This would appear to be a minor issue on this project, and one that could be addressed via permit. Whilst we would prefer the lower target of 60 dBA Lmax is used, a target of 65 dBA Lmax would also provide some protection and would be better than nothing.

SLR Section 3.1 Road traffic noise criteria. NDY have rejected the recommendation that road traffic noise be designed to achieve long term targets of 35 dBA Leq,8h in bedrooms at night and 40 dBA eq,16 hr in living rooms. This issue has been raised on a number of projects in the Alphington area lately, and our comments provided in relation to 81 LaTrobe Avenue Alphington are also relevant to this site. In short, we agree that Standard D16 does not apply however appropriate amenity targets should nevertheless be used for the project, and the long term average levels proposed are within the AS/NZS2107 ranges. We also note that it is unreasonable for developments on quieter roads to be designed to achieve higher internal noise levels than developments on busy roads. See also Section 2 of the City of Yarra document 'Guidelines – managing noise impacts in urban development' for recommended traffic noise targets. This advice has been provided by SLR for road traffic noise targets for many years now.

SLR Section 4, Health and Wellness Studio. Our review recommended that the report include advice for managing noise and vibration impacts form the proposed wellness studio. It is not clear that NDY intend to do this.

I hope this helps. Let me know if you require a more formal review of the provided information.
Regards,
Dianne.

SLR

Dianne Williams
Associate - Acoustics & Vibration

Please note in response to the COVID-19 Pandemic and physical distancing recommendations from the Australian Government,
SLR is encouraging staff to work remotely and implement flexible working hours if necessary.
If you have received this email outside of regular office hours, it is not expected that you will respond until your own working hours commence.

+61 3 9249 9406

Attachment 12 - SLR Consulting Acoustic Additional comments



HPE CM: RE: PLN19/0606 - 60 Chandler Hwy, Alphington - Amended Acoustic Report - Request for peer review

Dianne Williams <dwilliams@slrconsulting.com>
To Hodgen, Amy

Reply | Reply All | Forward | ...

Thu 23/07/2020 11:01 AM

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SLR Consulting Australia Pty Ltd
Lvl 11, 176 Wellington Parade, East Melbourne, VIC, Australia, 3002

WINNERS: RoSPA Gold Award, 2017

WINNERS : International Business Excellence Award, 2016

Attachment 13 - Vipac Wind Consultants Comments

Vipac Engineers and Scientists Limited

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City of Yarra

Corner Moor and Napier Street

Fitzroy, Australia

24/08/2020

Ref: 30N-20-0171-GCO-6788844-0

Attention: Amy Hodgen

Dear Amy Hodgen,

60 Chandler Hwy, Alphington

This peer review of the MEL Consultants Environmental Wind Speed Measurements report (Report 174/19-WT-ENV-00) is based on Vipac's experience as a wind-engineering consultancy.

Vipac have reviewed the wind tunnel test report and the plans provided (see the list of files in the attachment). Our comments are as follows:

- The MEL Consultants Environmental Wind Speed Measurements report has been prepared based on a 1:400 scale model wind tunnel test. The report includes the following main Sections: Introduction, Environmental Wind Criteria, Model and Experimental Techniques, Discussion of Results and Conclusions. Detailed test data were presented in the Figure section.
- We have no issue with the criteria for wind environmental conditions developed by MEL Consultants, which was adapted in this report.
- In the Model and Experimental Techniques section, a 500 m minimum radius proximity model was used and is substantially sufficient. The Category 3 exposure was used in the assessment; this was also appropriate. Hot wire anemometers were used to measure the local wind speeds at various particular locations for the ground level (see Figure 1 in the attachment).
- In the Discussion of Results section, the report clearly addressed the wind speed measurement results street by street around the development.
- The test results indicated that all test locations fulfil the recommended wind criteria at ground floor test locations.

Vipac notes that, at Level 4, the two open balconies between Buildings B and C are quite large (about 50 m^2 each, see Figure 2 in the attachment) and the wind conditions at all balconies including these large balconies have not been assessed in the report. It would be acceptable if the authority only requires ground level wind conditions be assessed for town planning purposes. However, Vipac recommends the wind environment in these large balconies areas should be considered, at least via a desktop assessment, and meet walking criterion as a minimum.

Attachment 13 - Vipac Wind Consultants Comments

In conclusion, the MEL Consultants Environmental Wind Assessment used the proper model, experimental and analysis methodology to assess the wind effects on the pedestrian level spaces around the proposed development. The conclusions are substantially valid.

Vipac recommends MEL Consultants to provide an assessment to the large balconies on Level 4 between Buildings B and C.

Yours sincerely,

Vipac Engineers & Scientists Ltd

Zhuyun Xu
Senior Wind Engineer

Sophie Lamande
Wind Group Leader

Attachments:

File list reviewed

Name	Date modified
174_19_WT_ENV_00__OuterCircle_Alphington	16/07/2020 4:27 AM
18022_60 Chandler Highway Alphington_TP RFI_Post Referrals_200717	17/07/2020 12:20 ...

Attachment 13 - Vipac Wind Consultants Comments

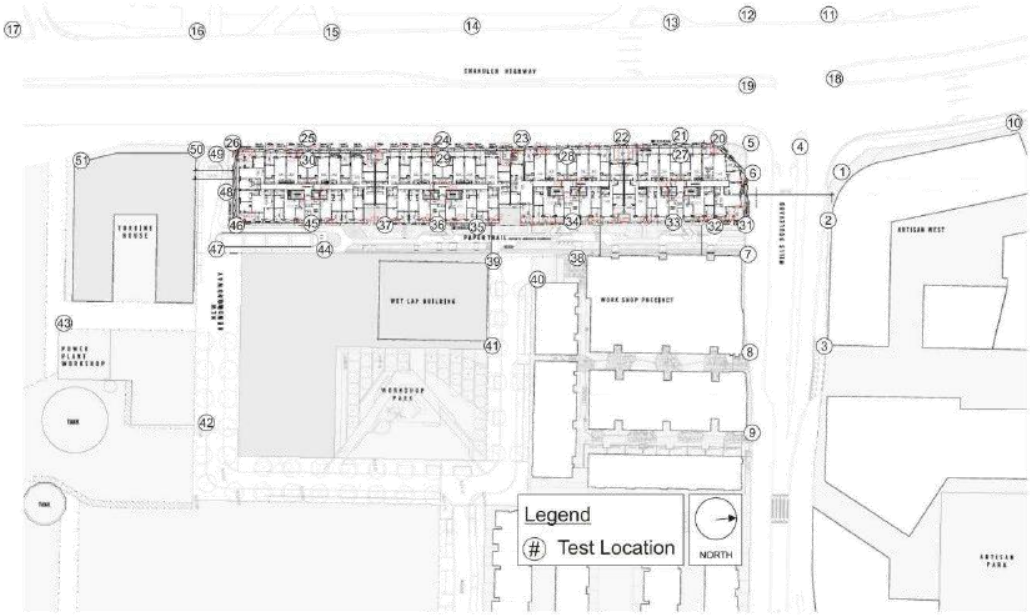


Figure 1: Test Locations



Figure 2: Level 4 plan

12.3 PLN19/0931 - 1 Latrobe Ave, Alphington - Workshops Precinct (Precinct 5)

Executive Summary

Purpose

1. This report provides Council with an assessment of Planning Application PLN19/0931 at 1 Latrobe Avenue, Alphington against the provisions of the Alphington Paper Mill Development Plan 2016 and the Yarra Planning Scheme.

2. Council was advised that an appeal pursuant to S79 of the *Planning and Environment Act 1987* (the Act) was lodged (failure to determine) with the Victorian Civil and Administrative Tribunal. A Compulsory Conference has been scheduled for 22 March 2021, with a Hearing scheduled for 4 days commencing 31 May 2021.

3. The report recommends that were Council in a position to determine the application, it would have recommended the granting of a planning permit subject to the conditions contained within the recommendation.

Key Issues

4. The key issue for Council in considering the proposal relates to consistency with the Development Plan.

Key Planning Considerations

5. Other Key planning considerations include:
   (a) Clause 15.01 – Urban Environment;
   (b) Clause 22.02 – Development Guideline for Sites Subject to the Heritage Overlay;
   (c) Clause 43.01 - Heritage Overlay;
   (d) Clause 43.04 – Schedule 11 to the Development Plan Overlay;
   (e) Clause 52.06 – Car Parking;
   (f) Clause 55 – Two dwellings on a lot; and
   (g) Clause 58 – Apartment Guidelines.

Financial Implications

6. None

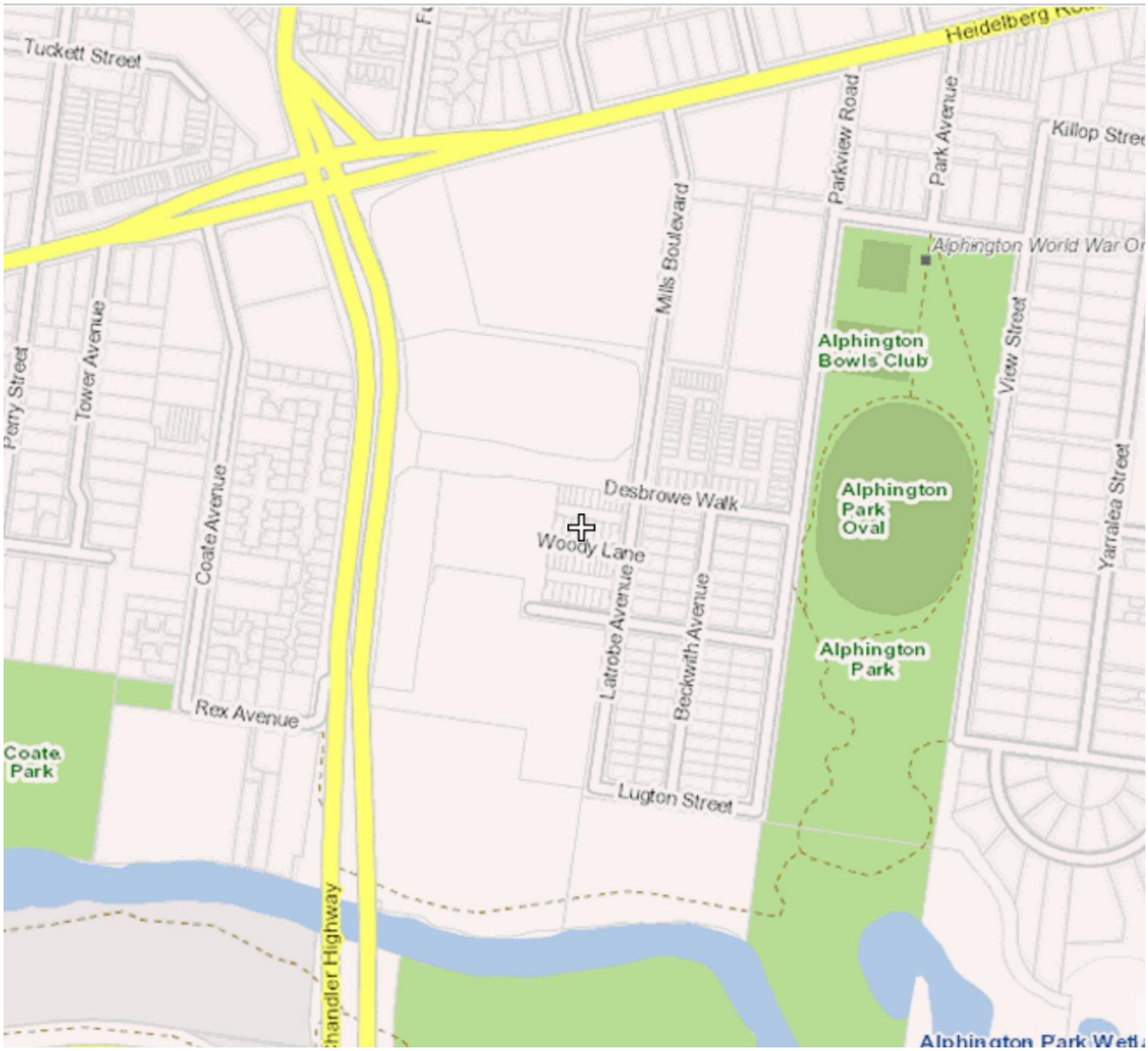
Submissions

7. None. The application is exempt from notification pursuant to the Development Plan Overlay.

Key Recommendations

8. Based on the following report, the proposal is considered to generally comply with the relevant planning policy and should therefore be supported

CONTACT OFFICER: **Lara Fiscalini**
TITLE: **Principal Planner**
TEL: **9205 5372**


Tuckett Street
Heidelberg
Parkview Road
Park Avenue
Killop Stree
Mills Boulevard
Alphington World War
Alphington Bowls Club
View Street
Perry Street
Tower Avenue
Coate Avenue
Desbrowe Walk
Woody Lane
Alphington Park Oval
Yarralea Street
Latrobe Avenue
Beckwith Avenue
Alphington Park
Rex Avenue
Coate Park
Lugton Street
Chandler Highway
Alphington Park Wetl

12.3 PLN19/0931 - 1 Latrobe Ave, Alphington - Workshops Precinct (Precinct 5)

Reference	D21/10800
Author	Lara Fiscalini - Principal Planner
Authoriser	Director Planning and Place Making

Ward:	Langridge
Proposal:	Part demolition and development of the land for the construction of apartments and townhouses and a reduction in the car parking requirements generally in accordance with the Alphington Paper Mill Development Plan
Existing use:	Vacant Land and construction site (Former Amcor Paper Mill)
Applicant:	Alphington Developments Pty Ltd
Zoning / Overlays:	Mixed Use Zone Development Plan Overlay – Schedule 11 Environmental Audit Overlay Heritage Overlay (HO70) Development Contributions Plan Overlay – Schedule 1
Date of Application:	19/12/2019
Application Number:	PLN19/0931

Planning History

1. The subject site and surrounds have an extensive history relevant to the consideration of this application.

2. On 18 July 2013, Schedule 11 to the Development Plan Overlay Schedule was applied to the site via Amendment C200 to the Yarra Planning Scheme. This was approved by the Minister of Planning (**the Minister**) at that time.

3. The Alphington Paper Mill Development Plan (Parts 1 & 2) was endorsed on 27 May 2016 in accordance with 3.0 of Schedule 11 to the Development Plan Overlay. This is the first Development Plan that has been prepared and endorsed for the site since the Development Plan Overlay Schedule 11 was introduced into the Yarra Planning Scheme on 18 July 2013.

4. Since the Alphington Paper Mill Development Plan 2016 was endorsed, the following planning permits have been issued in accordance with the Development Plan (Refer to Figure 15 for map of precincts):

   (a) **Precinct 4A** - Planning Permit PLN16/0524 issued 2 December 2016 for construction of 109, four-storey townhouses and reduction in the car parking requirements. This precinct is to the east of the Amcor site between Latrobe Avenue and Parkview Road. Plans have been endorsed; however, works are yet to commence. The permit has been extended and remains valid.

   (b) **Precinct 4B (south) and 4C** - Planning Permit PLN16/0628 issued 28 May 2017 for construction of 70 double storey dwellings and reduction in the car parking requirements. This precinct has been completed and occupied.

   (c) **Precinct 4B (north)** - Planning Permit PLN17/0041 issued 23 August 2017 for demolition of an existing dwelling and construction of 74 two and three storey

townhouses, plus terraces and a reduction in the car parking requirements. This precinct has been completed and occupied.

(d) **Precinct 1B** - Planning Permit PLN17/0272 issued 18 February 2019 for construction of an eight-storey apartment building plus roof deck comprising 118 dwellings, on the corner of Heidelberg Road and Parkview Avenue. This precinct is under construction.

(e) **Precinct 2A (east) and 2B** - Planning Permit PLN17/0703 issued on 5 June 2018 and further amended on 6 May 2019 for construction of a multi-storey building comprising dwellings, a supermarket, shops, food and drink premises, office, gym, childcare centre, education facility (primary school) and community centre. A further amendment was lodged on 28 July 2020 to delete the education centre and other various changes. This is currently being assessed by Council.

(f) **Precinct 1A** - Planning Permit PLN17/0743 issued 30 July 2018 for construction of a six-storey aged care facility for 144 lodging rooms. This is located on the south-east corner of Latrobe Avenue (Mills Boulevard) and Heidelberg Road. Plans have not been submitted for endorsement and the permit has been extended so it remains valid.

(g) **Precinct 5 (North)** - Planning Permit PLN17/0908 issued 20 February 2019 for construction of a five-storey apartment building and 3 to 4 storey townhouses with a total of 104 dwellings. Construction has commenced and is nearing completion.

(h) **Precinct 2A** - Planning Permit PLN17/0978 issued 8 November 2018 at the direction of the Victorian Civil and Administrative Tribunal (VCAT) for a 17-storey apartment building. This site is immediately to the north of the subject site. Plans were endorsed on 5 June 2020 and at the time of writing this report, works had not yet commenced on site. Further discussion is provided on this approval within the surrounds description.

(i) **Precinct 3B (Artisan East)** - Planning Permit PLN18/0173 issued on 11 October 2019 for construction of a four-storey mixed use development containing 9 food and drink premises and 96 apartments. This site is immediately to the east of the subject site. Plans have been endorsed and construction has commenced.

(j) **Precinct 5 (South) and 7B (North)** – Planning Permit PLN18/0558 issued 11 October 2019 for construction of 46 townhouses and a reduction in the car parking requirements. The permit has been issued and plans have been endorsed. Construction has commenced.

(k) **Precinct 7A (Boiler House) –** Planning Permit PLN20/0342 issued on 30 October 2020 for demolition of the 1954 Boiler House. Plans have been endorsed, however works have not yet commenced.

5. Council also has before it a number of other applications yet to be determined within the broader site, these are:

(a) Precinct 6 (Outer Circle) – Planning Application PLN19/0606 seeks approval for construction of a residential apartment building ranging in height from 5 to 8 storeys comprising 206 apartments and a reduction in the statutory car parking requirements. This application has been assessed concurrently with the current application and is also subject to a S79 appeal.

(b) Precinct 3A (Artisan West) – Construction of a multi-storey apartment building and a reduction of the statutory car parking requirements generally in accordance with the Development Plan. This application has been assessed concurrently with the current application and is also subject to a S79 appeal.

(c) Precinct 7A (Boiler House) – Planning Application PLN20/0286 seeks approval for an apartment development comprising 104 dwellings and communal facilities. The proposal is to be 3 to 7 storeys in height. This includes part demolition to 1920s boiler

house (Boiler House East). This application is currently being assessed by Council Officers

Background

6. On 22 December 2020, amended Sketch Plans (dated 8 December 2020) were submitted to Council. These plans included a wide range of changes to the development, with a limited number of these alterations based on concerns raised by Council. As the majority of these changes extend beyond responses to Officer concerns, the plans would have needed to be formally submitted under Section 50 of the *Planning and Environment Act* (the Act). However, as the amended plans were submitted after the S79 appeal was lodged with the Tribunal, the plans cannot be formally lodged under Section 50 and therefore have no formal status.

7. Where these plans make changes to address concerns raised by Council, they will be referenced throughout this report as 'Sketch Plans'.

8. In addition to the sketch plans, the applicant has also provided the following:

   (a) Amended Landscape Plan prepared by MDG Landscape Architects dated 22 December 2020;
   (b) Amended Waste Management Plan prepared by Leigh Design dated 17 December 2020;
   (c) Amended Sustainable Management Plan prepared by Cundall dated 22 December 2020.

The Proposal

9. The proposal is for the development of the land for part demolition and the construction of multi-storey apartment buildings and townhouses and a reduction in the car parking requirements. The 'decision plans' for this application are those dated 12, 13 & 16 March 2020, prepared by Techne Architecture. A summary of the application plans is provided below:

Demolition

10. The proposal seeks partial demolition of the 'Wetlap' building, with sections of wall at all levels and within all elevations to be removed to facilitate window/door openings. Sections of the floor slab, concrete platform and roof ridge will also be removed as part of these works.

General

11. The proposal incorporates development of the south-western section of Precinct 5 (Workshop Precinct), with a section of the proposed basement car park located beneath Precinct 6 (Outer Circle Precinct). The proposal comprises three distinct sections – Wetlap Apartments, Loft Apartments and Townhouses, as detailed below and highlighted in Figure 1;

    (a) Wetlap Apartments – Predominantly 5 storeys plus roof terrace;
    (b) Loft Apartments – 5 storeys plus roof terraces;
    (c) Townhouses – 3 storeys plus roof terraces.

12. A total of 64 apartments are proposed within the two apartment buildings, which includes:

    (a) 13 x one-bedroom;

(b) 46 x two-bedroom;
(c) 5 x three-bedroom.

13. A total of 15 townhouses are proposed, which includes;

(a) 8 x two-bedroom;
(b) 7 x three-bedroom.

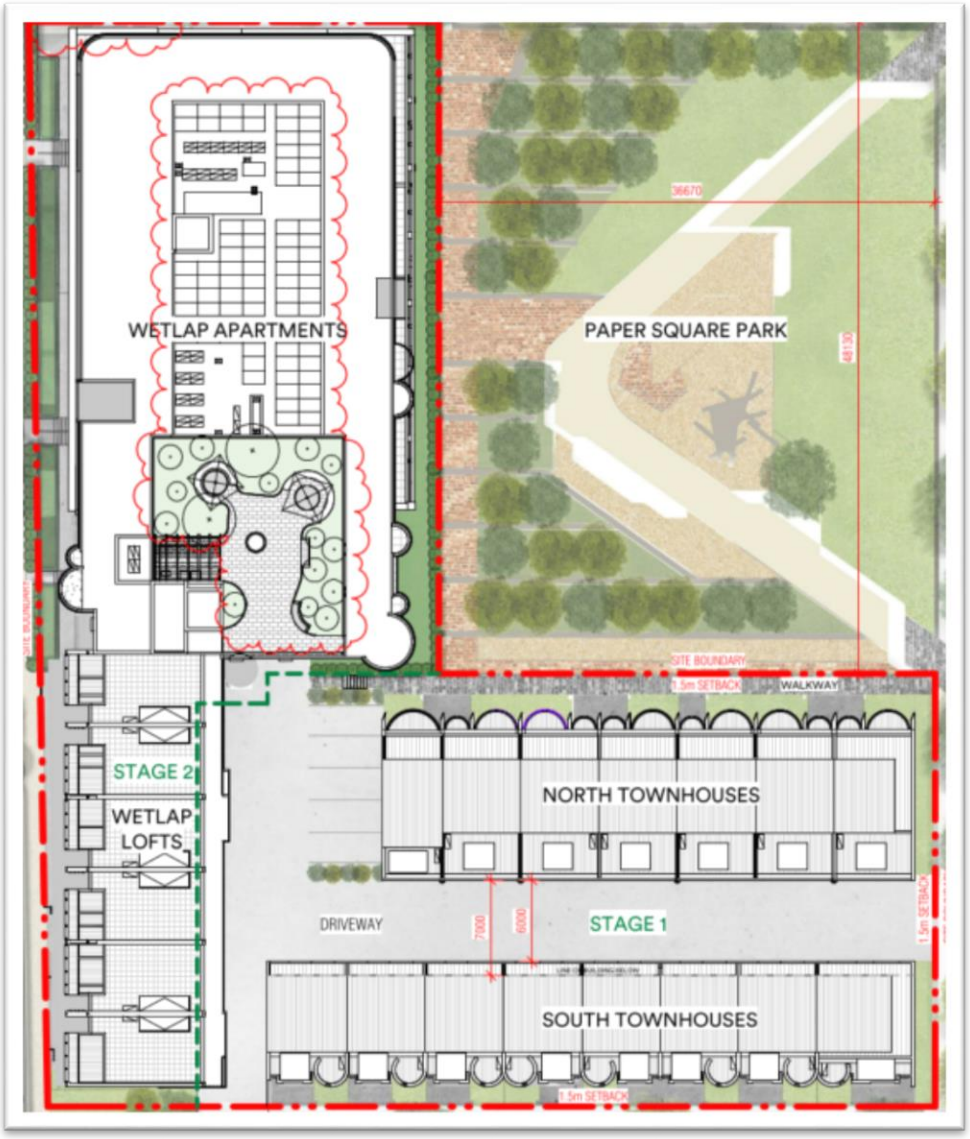


Figure 1 – Precinct Plan

14. It is proposed to provide a total of 97 on-site car parking spaces, including 6 visitor spaces. This includes a mix of parking within a basement level, separate secured parking spaces for the loft apartments and individual garages for the townhouses.

15. The visitor parking provided for the proposed development includes 1 space within the basement and 5 spaces along the adjoining onsite accessway.

16. It is proposed to provide a total of 87 on-site bicycle parking spaces, including 52 spaces stored securely in the basement level, 12 spaces incorporated into the parking area for the Loft apartments, individual racks in each of the 15 garages for the townhouses and 8 visitor spaces (adjacent to the southern boundary of the Loft apartments).

17. The development is proposed to be staged, with Stage 1 comprising the townhouses, driveway access and visitor car parking spaces and Stage 2 comprising the Wetlap apartments and Loft apartments.

Basement

18. One level of basement is proposed comprising car parking, bicycle parking, residential storage cages and various site services.

19. Vehicle access to the site will be directly from Joel Terrace to the south. The primary access point is near the south-western corner of the site, with this entrance providing access to the basement entry, the Loft apartment car spaces and the individual garages associated with the Townhouses. A secondary access to the eastern boundary will be generally closed off with temporary bollards, and only used for emergency vehicle access as required. Vehicle access is demonstrated in Figure 2.

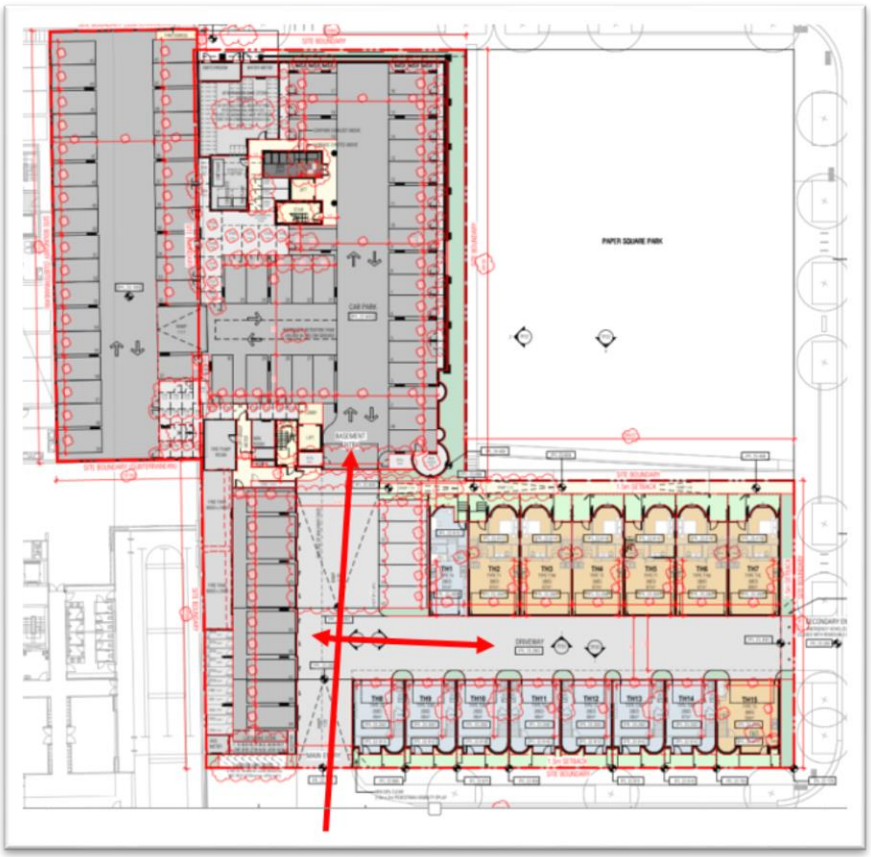


Figure 2: Vehicle and basement access

20. The basement will be predominantly located beneath the Wetlap building, with a section also located beneath the Paper Trail to the west (Precinct 6). Lift and stair access is provided from the basement to both the Wetlap apartment and Loft apartment buildings.

Wetlap Apartments

21. The Wetlap apartments are located at the northern end of the precinct and provides frontages to the proposed Paper Trail to the west, the Paper Square Park (to be vested in Council) to the east, and Warson Place to the north. A 5-storey building is proposed (with one minor section extending to 6-storeys); this includes the existing Wetlap building which is proposed to be retained and altered to facilitate the construction of an additional two new levels. The southern wall of this building will directly abut the Loft apartment building. The location of the Wetlap apartments is shown in Figure 3.



Figure 3: Wetlap building

22. A total of 52 apartments are proposed for the Wetlap building, comprising 13 x 1-bedroom, 34 x two-bedroom and 5 x three-bedroom apartments.

23. The existing 3-storey Wetlap building is to be retained, with the ground floor frontage of the western elevation partially underground where it abuts the Paper Trail, due to the slope in the land from north to south. Individual entrances to apartments addressing the Paper Trail to the west will be provided via stairs, with internal entrances also provided for these dwellings.

24. The principal residential entrance to this building will be located at the southern end of the western façade addressing the Paper Trail, with a small, secondary entrance provided further to the north within this elevation.

25. All apartments within this building are single-level, with apartments from ground level to Level 2 constructed within the envelope of the existing building. Demolition at all levels will provide balcony/window access to these apartments.

26. Two levels will be constructed above the existing building, with the eastern walls at these upper levels set back 1.5m from the existing façade below.

27. Private open space for the apartments comprise balconies with direct access from the main living area and range between approximately 8sqm and 34sqm in size. The proposed apartments are arranged to provide outlook toward Warson Place to the north, the proposed Paper Trail to the west and the proposed Paper Square Park to the east.

28. A communal roof top garden (209sqm) will be located at the southern end of the Wetlap building, with all building services and PV panels located to the north. Stair and lift access to the roof terrace will be located in the south-west corner.



Figure 4: View of Wetlap building eastern façade (from Paper Square Park)



Figure 5: View of Wetlap building from north-west (from Paper Trail)

Loft Apartments

29. The proposed Loft apartments are located to the south of the Wetlap building, with frontage to the proposed Paper Trail to the west and Joel Terrace to the south. The loft apartments will adjoin the internal vehicle accessway to the east. The location of these apartments are demonstrated in Figure 6.

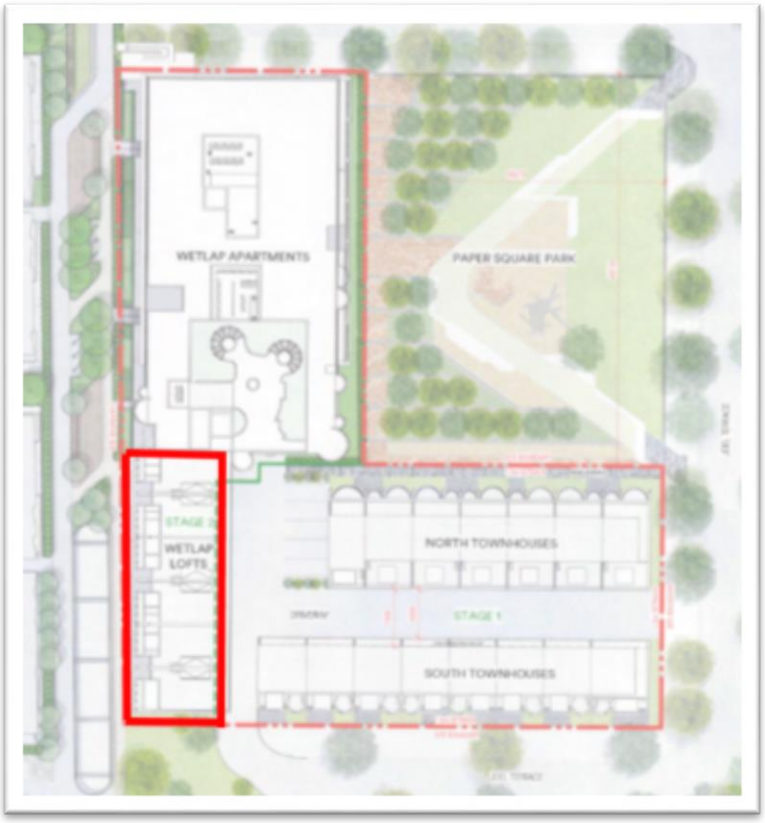


Figure 6: Location of Loft apartments

30. Loft Apartments comprises 12 apartments within a five-storey building (plus roof terraces). The proposed Loft apartments are all two-bedroom and each extend over two levels. Individual car spaces (within a shared garage) for each apartment are provided at the lower ground level, with vehicle access via Joel Terrace. 12 bicycle parking spaces are located at the southern end of the shared garage.

31. The loft apartments located at Ground floor/Level 1 have individual pedestrian access from the Paper Trail and secondary pedestrian access at Level 1 accessed via an external corridor along the eastern elevation. Lift/stair access to the Loft apartments is provided from the principal residential entrance associated with the Wetlap apartments.

32. These apartments are set back an average of 3.5m from the western boundary at ground level, with stairs providing access to the individual dwellings from the Paper Trail below. Fencing, composed of solid brick and metal blades (ranging in heights from 2.4m-3m) will extend along the boundary with the Paper Trail, with the area within the front setback of these apartments being the only area of secluded private open space (SPOS) available to Lofts 1-6.

33. The apartments located at Level 2/Level 3 have external pedestrian access at Level 3 accessed via the lift/stairs within the Wetlap apartment building lobby. Apartment lofts 7-12 have access to roof top terraces (ranging between 41sqm to 57sqm).

34. The Loft apartments are separated from the western-most townhouse of the North Townhouses by 11.8m and the western-most townhouse of the South Townhouses by 3.3m.



Figure 7: Western elevation Loft apartments

Townhouses

35. The proposed townhouses are located in two east-west rows to the south of the proposed Paper Square Park (Figure 8).



Figure 8: Location of townhouses

36. A total of 15 townhouses are proposed, comprising 8 x two bedroom and 7 x three-bedroom townhouses. Each townhouse contains three-storeys and a roof terrace (ranging in size

between 29sqm to 47sqm). In addition, each townhouse includes a front entry courtyard addressing either the Paper Square Park to the north, or Joel Terrace to the south.

37. At ground level, the townhouses are set back 1.5m from the respective northern and southern boundaries, with a ramp extending along the northern setback, adjacent to the Paper Square Park.

38. Each townhouse has access to an individual garage, with each 2-bedroom dwelling containing a single garage and the 3-bedroom dwellings provided with double garages. The individual garages also make provision for bin storage, bicycle storage, general storage and 800kL rainwater tanks.

39. Vehicle access to the proposed townhouses is provided from Joel Terrace via the internal accessway. A secondary access point is provided from the adjoining access road to the east however this will only be available for emergency vehicles and will be blocked with removable bollards.

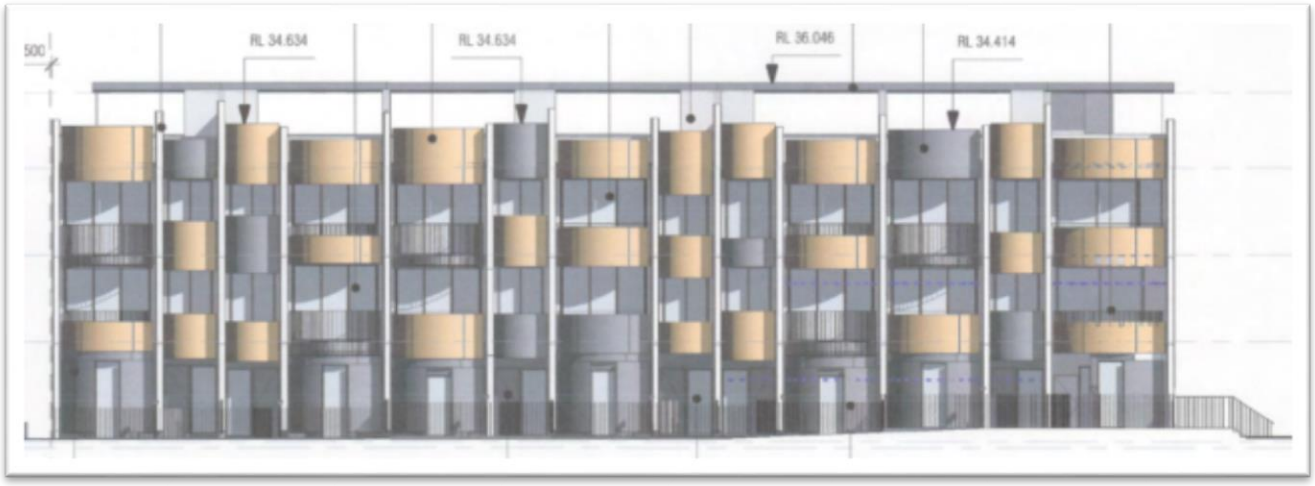


Figure 9: North elevation of North townhouses (viewed from Paper Square Park)



Figure 10: South elevation of South townhouses

Landscaping

40. The landscape plans prepared by MDG (dated 13 December 2019) indicate that garden beds will be provided along the perimeter of all buildings, with landscaping proposed within the front setbacks of each townhouse, and along the east and west boundaries of the Wetlap building. Planter boxes will also be provided within the front setbacks of the Loft apartments,

addressing the Paper Trail and within balconies of all apartments and townhouse. Vertical planting on trellises is also proposed.

41. The communal terrace to the Wetlap apartments will encompass a generous degree of landscaping and seating.

Materials and Finishes

42. Each building has a distinct design and presentation (as is evident in the individual images above), however the material palette is relatively consistent comprising a mixture of concrete and brick finishes in muted tones.



Figure 11: Material and colour schedule

ESD Features

43. The Sustainable Management Plan (prepared by Cundall and dated 11 December 2019) indicates that the following Environmental Sustainable Design features are to be included within the proposed development:
    (a) Solar PV array to contribute to onsite electricity consumption (25kW);
    (b) Solar hot water systems for each townhouse;
    (c) A 48kL rainwater tank for the apartments and individual 800kL rainwater tanks for each townhouse (STORM rating of 101%);
    (d) Energy efficient heating/cooling, hot water and lighting;
    (e) Water efficient fixtures and taps;
    (f) 1 bicycle space per dwelling;
    (g) A BESS score of 55%.

Existing Conditions

Subject Site

44. The subject site forms part of the former Alphington Paper Mill site. The approved Alphington Paper Mill Development Plan identifies seven precincts within the site comprising the

Gateway; Village; Artisan; Park; Workshops; Outer Circle; and Heritage and Riverfront precincts.

45. The part of the site affected by this application is located within the Workshops Precinct and comprises the south-western part of this precinct including the existing Wetlap building (Figure 12). This section of Precinct 5 has frontage to proposed access roads to the north, east and south and the proposed Paper Trail to the west. The site also adjoins the proposed Paper Square Park (to be vested in Council) to the east and north (referred to in the Development Plan as *Workshop Park).* The location of the subject site is referenced in Figure 13.



Figure 12: Existing Wetlap building (Extract from Nearmap 8 November 2020)



Figure 13: Site location (Extract from Contour Planning Report)

46. This part of Precinct 5 has an area of approximately 3,560sqm. This land forms part of 1 Latrobe Avenue, Alphington (Lot S4, PS804767E).

47. A portion of the basement car park is located beneath the proposed Paper Trail which forms part of the land at 60 Chandler Highway, Alphington and is within Precinct 6 -Outer Circle Precinct. This land has an area of approximately 759sqm (Lot S5, PS804767E).

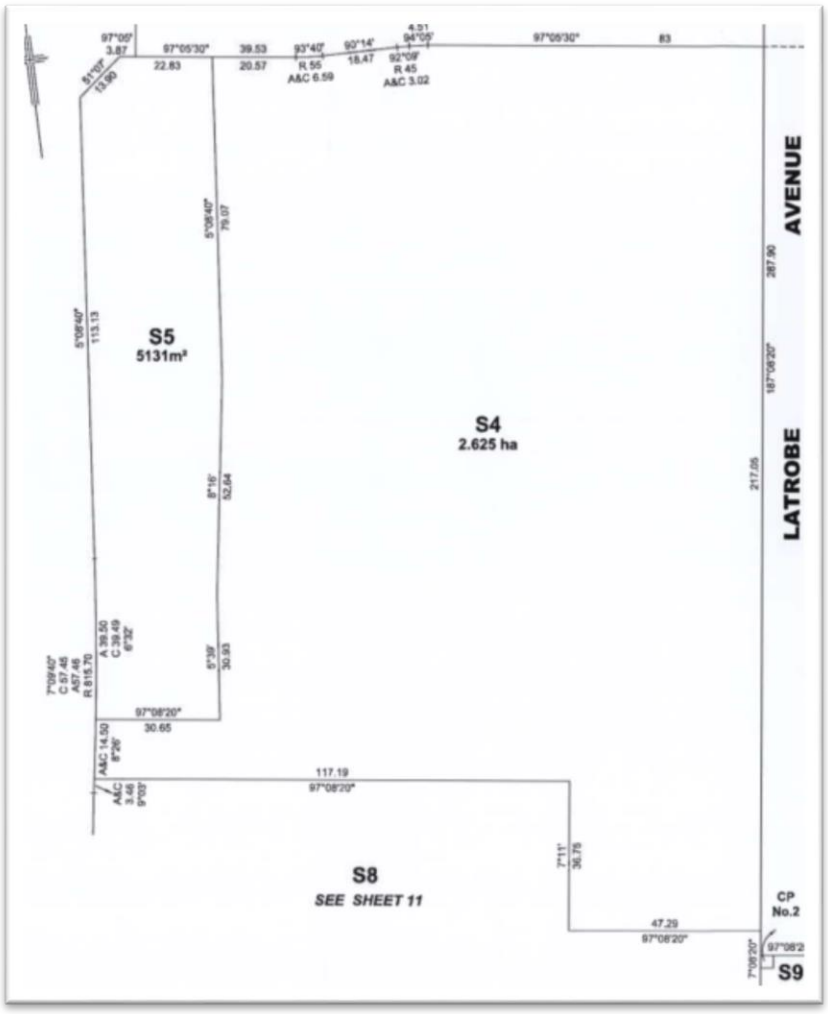


Figure 14: Subject site overlayed on Title Plan PS804767E (Extract from Contour Planning Report)

48. A Section 173 Agreement (Instrument no. AN278889H) is registered on Title. This agreement is relevant to the entire site and contains Owner obligations that it will provide the first 30m of land from the Yarra River to maintain public access, protect riparian vegetation and maintain landscape values along the Yarra River. The proposal will not contravene this agreement.

Surrounding Land

49. The former Alphington Paper Mill site is a large former industrial site of approximately 16.5ha in area. It is bounded by Heidelberg Road to the north, Parkview Road to the east, Chandler Highway to the west and the Yarra River to the south. The current application relates specifically to the south-western portion of Precinct 5 as highlighted in Figure 15:

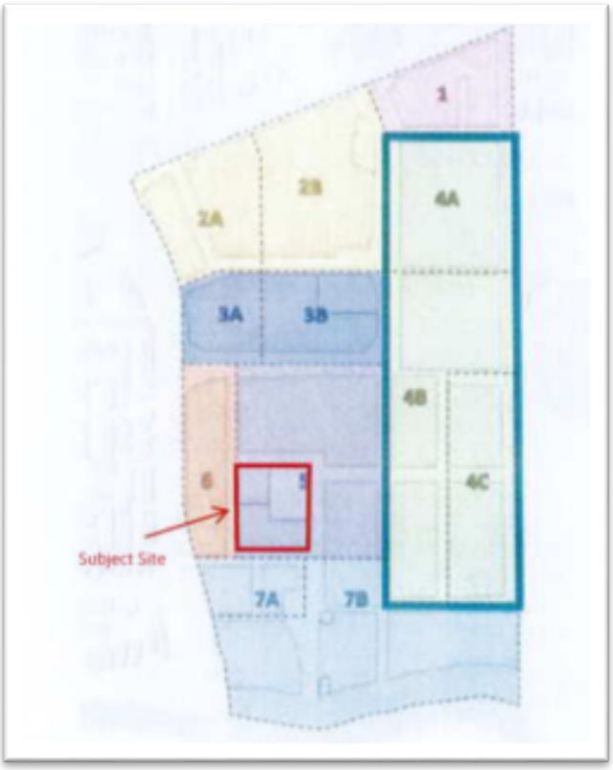


Figure 15: Site Context Plan (Extract from Contour Planning Report)

50. Land immediately surrounding the subject site is described as follows:

North

51. Directly to the north of the site is the northern section of Precinct 5 (Workshop North Precinct – Sub-Precincts 4.1 & 4.2). Planning Permit PLN17/0908 was issued on 20 February 2019 for the construction of a five-storey apartment building and 3 to 4-storey townhouses with a total of 104 dwellings. Construction has recently commenced on site.



Figure 16: Southern elevation of Workshop North (PLN17/0908) facing the subject site

East

52. Directly to the east of the site is the proposed Paper Square Park (to be vested in Council).

53. Further to the east, opposite the park, is the southern section of Precinct 5 (Workshop South Precinct – Sub-Precinct 4.3) and the northern section of Precinct 7B (Riverfront Precinct). Planning Permit PLN18/0558 was issued on 11 October 2019 for the construction of 46 townhouses. The permit has been issued and plans have been endorsed, however works have not yet commenced.



Figure 17: Western elevation of Workshop South

South

54. To the south of the site is Precinct 7A, which contains Boiler House A (east) and Boiler House B (west). Planning Permit PLN20/0342 was issued on 30 October 2020 to allow full demolition of Boiler House B. Plans have been endorsed and demolition works are expected to commence shortly.

55. An application is currently being considered for the replacement building on this land (to replace Boiler House B), along with the redevelopment of Boiler House A (Planning Application PLN20/0286). The proposal is to be 3 to 7-storeys in height.



Figure 18: Proposal for works to Boiler House A



Figure 19: Proposal for Boiler House B to the south-west of the precinct

56. A section of the proposed Heritage Park (within Precinct 7B) will be located to the south-east of the site.

West

57. Directly to the west, on the opposite side of the Paper Trail, is Precinct 6 (Outer Circle). A Planning Application PLN19/0606 seeks approval for construction of a residential apartment building ranging in height from 5 to 8 storeys comprising 206 apartments. This application has been assessed concurrently with the current application and is subject to a S79 appeal.



Figure 20: Perspective of the proposal for the Outer Circle Precinct (PLN19/0606)

58. Other notable sites immediately surrounding the APM site include No. 700-718 Heidelberg Road and 582 Heidelberg Road, both sites are adjacent to the APM. Both sites have been subject to recent VCAT decisions.

700-718 Heidelberg Road

59. This site is located on the south-east corner of Heidelberg Road and Parkview Road, directly opposite the APM site. This site is within a Commercial 1 Zone and part Neighbourhood

Residential zone. It is currently developed with single level commercial building containing retail tenancies.

60. In 2017, an application (PLN17/0040) was lodged for an 8-storey residential development with ground floor retail. Council resolved to grant a planning permit subject to the deletion of 3 storeys. The condition to reduce the height of the building to 5 storeys was appealed to VCAT (Aleks Nominees Pty Ltd v Yarra CC [2018] VCAT 1315). The Tribunal determined to affirm the condition to delete 3 storeys, reducing it to 5 storey, however noted the following at Paragraph 120 of their decision:

    (a) *We have indicated in our reasons that certain aspects of the design influence our decision, including the limited architectural articulation of the southern façade and the restricted nature of the landscape planting to the southern interface. A design that is more responsive to these issues could quite likely support an overall height of six or possibly seven levels in our view. We would regard this as appropriate for an activity centre that is well served by public transport and is richly endowed with community facilities and public open space.*



Figure 21: Application PLN17/0040 for 700-718 Heidelberg Road, viewed from the corner of Parkview and Heidelberg Roads

61. In 2020, the applicant applied for a new application (PLN19/0911), which also sought to construct an 8-storey mixed use building, but also with two and three storey townhouses along Park Avenue to the east. On 29 January 2021, VCAT ordered that a permit be issued subject to the deletion of the north-eastern apartments from Levels 6 and 7. In making its decision, the Tribunal made the following salient points with respect to the built form:

    (a) *In my view, the existing physical context is not reflective of the opportunities the site and activity centre more broadly present when assessed against the strategic and physical attributes of the site and activity centre. It is a relatively large site, situated on a main road and proximate to public transport and emerging services and facilities. Public open space is close and abundant (para 63)*

    (b) *The applicant submitted that the casual observer within the activity centre and surrounds will not discern any difference in planning controls between the subject site (and activity centre more broadly) and the APM site. Therefore, there is little utility in creating a discernible difference in the built form between them. (para 67)*

    (c) *But the APM site has its own physical and strategic context and sits in a far more robust location than the subject site, being on the corner of a very busy intersection in*

the inner northern suburbs of Melbourne. The intersection includes a road that forms one of the few crossings of the Yarra River in this locality. It therefore has a greater impact from traffic, has a busy intersection, with wide road pavements, traffic signals and the like.(para 68)

(d) *I am not satisfied that the building provides an acceptable level of transition in scale to the east. I find that the location of the site directly opposite the APM site can support a greater scale on the western side of the site. However, the remainder of the activity centre has a different context and does not benefit from the same proximity to the APM site and I am not satisfied that the proposal has responded in an acceptable manner to these circumstances. (para 90)*

(e) *Overall, I find that the proposal represents an acceptable built form outcome and one which has significant setbacks at the upper level, has a high quality architectural design outcome and makes a high quality urban design contribution within a streetscape and existing activity centre that is largely lacking in this regard presently, in my view. The PPF also seeks that activity centres be utilised for accommodating increased housing densities, where sites are close to services and facilities and I find the subject site is well located with respect to these aspirations. (para 124).*



Figure 21: **Application PLN19/0911 for 700-718 Heidelberg Road, viewed from the corner of Parkview and Heidelberg Roads**

582 Heidelberg Road, Alphington

62. This site is located on the south-west corner of Heidelberg Road and Chandler Highway, directly opposite the APM site. This site is within a Commercial 1 Zone. It is currently developed with a two storey office building with undercroft parking.

63. In 2017, an application (PLN17/0585) was lodged for a 13-storey mixed use development. Council resolved to refuse the application. The application sought a review at VCAT (*The Churches of Christ Vic Tas v Yarra CC [2019] VCAT 842*), with VCAT resolving to affirm Council's refusal of the application. In doing so, they noted the following:

(a) *Land to the immediate east of the review site at the former Amcor Paper Mill site is a significantly sized parcel of land that presents an unusual and exceptional urban renewal opportunity. That opportunity is identified by the suite of planning controls that apply to that site, including the application of a Development Plan Overlay, and a very comprehensive Development Plan ('Alphington Paper Mill Development Plan'). Its*

redevelopment with a mix of uses, though with a significant component of residential development, will make a significant change to the character and urban fabric of this part of Alphington. (para 17)

(b) *In some ways, this evidence is persuasive, in that we consider that the approval of a 17 storey landmark building on the former Amcor Paper Mill site provides a relevant built form context for the review site. We consider that it does in effect 'lift the bar' for what may be considered an appropriate height for the review site, over the 5 to 6 storeys that is generally encouraged on sites such as this under local policy. In making this finding, we are not seeking to borrow the planning controls that apply to the former Amcor Paper Mill site and apply them to the review site. We acknowledge that this is a specific fear of the residents in this neighbourhood, which was regularly repeated by various respondents during this proceeding. We therefore want to make it clear that we are assessing the proposed built form on the review site, having regard only to the planning controls that apply to that site, and the guidance provided by policy at both a State and local level. However, at the same time we cannot ignore the built form context provided by the cluster of buildings that have been approved at the south-eastern corner of the former Amcor Paper Mill site, immediately across Chandler Highway.* (para 21)

(c) *So while we are persuaded by the expert evidence that the review site provides an opportunity for the construction of a building that forms part of a cluster of taller buildings to present to Chandler Highway and Heidelberg Roads, we are not persuaded that it is paramount that a building of the scale proposed is necessary to provide a companion scale to the approved landmark building. Further, while we are persuaded from the various montages provided that a 13 storey building can sit comfortably within the context provided by the main roads environment, adjacent to the approved 17 storey form, we are not persuaded that this particular height achieves a suitable built form response to another important element of the surrounding context, the residential interface, which we come to next*. (para 26)



Figure 22: Application PLN17/0585 for 582 Heidelberg Road, viewed from the corner of Chandler Highway and Heidelberg Roads

Planning Scheme Provisions

Zoning

64. The subject site is included within the Mixed Use Zone.

65. Pursuant to clause 32.04-2 (Table of uses), the following applies:
    (a) A 'dwelling' is a Section 1 – no permit required use;

66. Pursuant to clause 32.04-6, a permit is required to construct two or more dwellings on a lot.
    (a) A development must meet the requirements of Clause 55.
    (b) An apartment development of five or more storeys, excluding a basement, must meet the requirements of clause 58.

67. On this basis, the northern and southern townhouses must meet the requirements of Clause 55, with the Wetlap and Loft apartments to meet the requirements of Clause 58.

Overlays

Development Plan Overlay, Schedule 11 – Amcor Site, Heidelberg Road, Alphington

68. Pursuant to Clause 43.04-1, a planning permit must be generally in accordance with the development plan and include any conditions or requirements specified in the Schedule 11.

69. As outlined in the history section earlier, the Alphington Paper Mill Development Plan (APM DP) was endorsed on 27 May 2016. Further discussion regarding 'generally in accordance' will be provided within the report.

Heritage Overlay

70. Heritage Overlay HO70 is site specific to 626 Heidelberg Road - Australian Paper Mill. The Overlay covers all land west of Latrobe Avenue within the former Paper Mill Site.

71. Pursuant to clause 43.01-1, a permit is required to demolish a building, to construct a building and to construct or carry out works. The Schedule to the Heritage Overlay indicates external paint controls apply to HO70.

Environmental Audit Overlay

72. Pursuant to 45.03-1, before a sensitive use (residential use, child care, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works associated with a sensitive use commences, either:

    (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or

    (b) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of hat Act that the environmental conditions of the land are suitable for the sensitive use.

    As the proposed development includes sensitive uses, the requirements of this overlay apply. A note will be added to any permit that issues requiring the permit applicant of their obligations under this overlay.

Development Contributions Plan Overlay

73. Pursuant to Clause 45.06-1 a permit granted must;

    (a) Be consistent with the provisions of the relevant development contributions plan.
    (b) Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay

74. As the proposed development is not exempt from a development contribution, a condition and a note have been included in the recommendation to require the development contributions to be met prior to commencement of the development.

75. A planning permit is not required for works under the overlay.

Particular Provisions

Clause 52.06 – Car Parking

76. Pursuant to Clause 52.06-2, before a new use commences, the required car parking spaces must be provided on the land. The following table identifies the car parking requirement under Clause 52.06-5 for the various proposed uses:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	13	1 space per dwelling	13	13
Two-bedroom dwelling	54	1 space per dwelling	54	54
Three-bedroom dwelling	12	2 spaces per dwelling	24	24
Visitors	79 dwellings	1 space for every five dwellings	15	6
		Total	**106 Spaces**	**97 Spaces**

77. Pursuant to Clause 52.06-3, a permit is required to reduce the number of visitor car spaces required under Clause 52.06-5 by 9 spaces. It is noted that the Sketch Plans have reduced the number of on-site visitor parking spaces to 5; thereby requiring a further reduction of 1 space.

Clause 52.34 – Bicycle Facilities

78. Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage are provided on the land. The following table identifies the car parking requirement under Clause 52.34-3, the provision on site, and the subsequent reduction below the statutory requirement:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	79 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	16 resident spaces	**79 resident spaces**
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	8 visitor spaces.	**8 visitor spaces**

79. The development provides a total of 63 additional resident spaces above the requirements of the planning scheme and meets the visitor rate.

Clause 53.18 – Stormwater Management in Urban Development

80. This clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:

    (a) Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
    (b) Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Clause 55 – Two or more dwellings on a lot

81. This clause applies to two or more dwellings on a lot. A development should meet all the standards and must meet all the objectives.

Clause 58 – Apartment Developments

82. This clause applies to an apartment development of five or more storeys, excluding a basement. A development should meet all the standards and must meet all the objectives.

83. The purpose of this clause is:

    (a) *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
    (b) To encourage apartment development that provides reasonable standards of amenity for existing and new residents.
    (c) To encourage apartment development that is responsive to the site and the surrounding area.

General Provisions

84. 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

Planning Policy Framework (PPF)

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

Clause 11.01-1R – Settlement – Metropolitan Melbourne

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

Clause 11.03-2S – Growth Areas

87. The objective of this clause is:
    (a) To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Clause 13.04-1S – Contaminated and potentially contaminated land

88. The objective of this clause is:
    (a) To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Clause 13.05-1S – Noise abatement

89. The objective of this clause is:
    (a) To assist the control of noise effects on sensitive land uses.

90. The relevant strategy:
    (a) *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 15.01 – Built Environment and Heritage
Clause 15.01-1S – Urban design

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

Clause 15.01-1R – Urban design - Metropolitan Melbourne

92. The objective is:
    (a) To create a distinctive and liveable city with quality design and amenity.

Clause 15.01-2S – Building design

93. The objective is:
    (a) To *achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

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

95. This clause also states that planning must consider as relevant:
    (a) Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).
    (b) Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).

Clause 15.01-4S – Healthy neighbourhoods

96. The objective is:
    (a) *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Clause 15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne

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

Clause 15.01-5S – Neighbourhood character

98. The objective is;
    (a) To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.02 – Sustainable Development
Clause 15.02-1S – Energy Efficiency

99. The objective is:
    (a) To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

100. Relevant strategies include;
    (a) Improve the energy, water and waste performance of buildings and subdivisions 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.

Clause 15.03 – Heritage
Clause 15.03-1S – Heritage conservation

101. The objective is;
    (a) To ensure the conservation of places of heritage significance.

102. Relevant strategies include;
    (a) Provide for the protection of natural heritage sites and man-made resources.
    (b) Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
    (c) Encourage appropriate development that respects places with identified heritage values.
    (d) Retain those elements that contribute to the importance of the heritage place.
    (e) Encourage the conservation and restoration of contributory elements of a heritage place.
    (f) Ensure an appropriate setting and context for heritage places is maintained or enhanced.
    (g) Support adaptive reuse of heritage buildings where their use has become redundant.

Clause 16 – Housing
Clause 16.01 – Residential Development
Clause 16.01-1S – Integrated housing

103. The objective is;
    (a) To promote a housing market that meets community needs.

104. A relevant strategy is;
    (a) Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

    Clause 16.01-1R – Integrated housing-Metropolitan Melbourne

105. Strategies include;
    (a) Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.
    (b) 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.

    Clause 16.01-2S – Location of residential development

106. The objective is;
    (a) To locate new housing in designated locations that offer good access to jobs, services and transport.

107. Strategies include;
    (a) Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
    (b) Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
    (c) Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
    (d) Identify opportunities for increased residential densities to help consolidate urban areas.

    Clause 16.01-2R – Housing opportunity areas-Metropolitan Melbourne

108. Strategies include;
    (a) Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.
    (b) Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
    (c) Direct new housing to areas with appropriate infrastructure.

    Clause 16.01-3S – Housing Diversity

109. The objective is;
    (a) To provide for a range of housing types to meet diverse needs.

    Clause 16.01-3R – Housing diversity-Metropolitan Melbourne

110. The strategy is*;*
    (a) Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

    Clause 17.01 – Employment
    Clause 17.02-1S – Business

111. The relevant objective of this clause is:
    (a) To encourage development that meets the communities' needs for retail, entertainment, office and other commercial services.

Clause 18.01 Integrated Transport
Clause 18.02 – Movement Networks
Clause 18.02-1S – Sustainable personal transport

112. The objectives is:
    (a) To promote the use of sustainable personal transport.

Clause 18.02-1R – Sustainable personal transport- Metropolitan Melbourne

113. Strategies of this policy are:
    (a) Improve local travel options for walking and cycling to support 20 minute neighbourhoods.
    (b) Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network

Clause 18.02-2S – Public Transport

114. The objective is:
    (a) 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

115. A relevant strategy is to:
    (a) Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.

Clause 18.02-4S – Car Parking

116. The objective is:
    (a) To ensure an adequate supply of car parking that is appropriately designed and located.

<u>Local Planning Policy Framework (LPPF)</u>

Clause 21 – Municipal Strategic Statement (MSS)
Clause 21.04 – Land Use

117. The relevant objectives of this clause are:
    (a) Objective 1 To accommodate forecast increases in population.
        (i) Strategy 1.1 Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08;
        (ii) Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks.
    (b) Objective 2 To retain a diverse population and household structure;
        (i) Support the provision of affordable housing for people of all abilities particularly in larger residential developments and on Strategic Redevelopment Sites; and

Clause 21.05-1 Heritage

118. The relevant objective:
    (a) Objective 14 To protect and enhance Yarra's heritage places..

    Clause 21.05-2 – Urban design

119. The relevant objectives and strategies of this clause is:
    (a) *Objective 16 To reinforce the existing urban framework of Yarra.*
    (b) *Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development.*
    (c) *Objective 18 To retain, enhance and extend Yarra's fine grain street pattern.*
    (d) *Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.*
    (e) *Objective 21 To enhance the built form character of Yarra's activity centres.*
    (f) *Objective 22 To encourage the provision of universal access in new development.*

    Clause 21.05-4 Public environment

120. The relevant objectives and strategies of this clause is:
    (a) Objective 28: To a provide a public environment that encourages community interaction and activity:
        (i) *Strategy 28.1 Encourage universal access to all new public spaces and buildings.*
        (ii) *Strategy 28.2 Ensure that buildings have a human scale at street level.*
        (iii) *Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment.*
        (iv) *Strategy 28.5 Require new development to make a clear distinction between public and private spaces.*

    Clause 21.06 - Transport

121. The relevant objectives of this clause is:
    (a) *To provide safe and convenient pedestrian and bicycle environments.*
    (b) *To facilitate public transport usage.*
    (c) *To reduce the reliance on the private motor car.*
    (d) *To reduce the impact of traffic.*

    Clause 21.07 – Environmental Sustainability

122. The relevant objectives of this Clause are:
    (a) *To promote environmentally sustainable development*
    (b) *To improve the water quality and flow characteristics of storm water run-off.*

    Clause 21.08 – Neighbourhoods
    Clause 21.08-6 – Fairfield and Alphington

123. Clause 21.08-6 identifies that '*the Heidelberg Road neighbourhood activity centre is on the boundary between the Cities of Yarra and Darebin. It is a small convenience centre, with limited furniture and home wares outlets and a small amount of office space.'*

124. Implementation of the built form strategies at cause 21.05 includes:
    (a) Encouraging the redevelopment of the following strategic re-development sites in a way that contributes positively to the urban fabric and public domain of Yarra, and where subject to the Heritage Overlay, protects the heritage of the site and of the are:
        (i) Site 1 626 Heidelberg Road (AMCOR).
        (ii) Site 2 224 – 252 Heidelberg Road.

125. At Figure 16: *Built Form Character Map,* it identifies the subject site within a Main Road precinct, which seeks to:

(a) Maintain the hard urban edge of development
(b) Reflect the fine grain of the subdivision pattern in building design where this exists along main roads.

Relevant Local Policies

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

126. This policy applies to all new development included in a heritage overlay. The relevant objectives of this clause are:
(a) To conserve Yarra's natural and cultural heritage.
(b) To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.
(c) To retain significant view lines to, and vistas of, heritage places.
(d) To preserve the scale and pattern of streetscapes in heritage places.
(e) To ensure that additions and new works to a heritage place respect the significance of the place.

127. The design guidelines contained within the Development Plan addresses matters on heritage, therefore this policy will not be specifically referenced within the report.

Clause 22.05 – Interface Uses Policy.

128. The objectives of this clause are:
(a) *To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.*
(b) *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*

Clause 22.12 – Public Open Space Contribution

129. This policy applies to all residential proposals, mixed use proposals incorporating residential uses and proposals incorporating residential subdivision. The public open space contribution is to be in the form of a land contribution of 4.5 per cent (7,500m^2) of the total Alphington Paper Mills site. The proposed Public Open Space areas are nominated on Figure 27 on p.43 of the Development Plan. None of these fall within the subject site. NB. One park abuts to the east of this proposed development.

Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)

130. The relevant objectives of this clause are:
(a) To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended). Currently, these water quality performance objectives require:
(i) Suspended Solids - 80% retention of typical urban annual load;
(ii) Total Nitrogen - 45% retention of typical urban annual load;
(iii) Total Phosphorus - 45% retention of typical urban annual load;
(iv) Litter - 70% reduction of typical urban annual load;
(b) To promote the use of water sensitive urban design, including stormwater re-use.

Clause 22.17 – Environmentally Sustainable Development

131. This policy applies to residential development with more than one dwelling. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The Development

Plan has specific environmental sustainability standards that will be referenced within the assessment section.

Other relevant documents

Alphington Paper Mill Development Plan (Parts 1 & 2).

132. Part 1 of the Development Plan (DP) contains design guidelines for each precinct. An assessment of the design guidelines for the Village Precinct is undertaken within this report.

133. Part 2 of the DP contains various supporting technical documents. Those relevant to the current application include:
    (a) ESD Strategy prepared by Cundall dated August 2015;
    (b) Traffic Management Plan prepared by GTA Consultants dated 19 August 2015;
    (c) Integrated Transport Plan prepared by GTA Consultants dated 19 August 2015;
    (d) Preliminary Acoustic Assessment prepared by ARUP dated 21 August 2015; and
    (e) Conservation Management Plan prepared by Lovell Chen dated May 2014 (Re-Issued August 2015).

Advertising

134. The application was not advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)*. Pursuant to Clause 43.04-2, an application under any provision of the Scheme which is generally in accordance with the development 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. Further discussion on 'generally in accordance' is provided later within the report.

Referrals

135. The application was referred to the following internal departments and external authorities and their recommendations are contained within the attachments to this report.

External Referrals

136. The following referral authorities have provided comments:
    (a) Head, Transport for Victoria (formally Public Transport Victoria). No objections were raised.

Internal Departments

137. The following internal referrals have been provided:
    (a) Open Space Unit;
    (b) Urban Design Unit (on public realm works);
    (c) Heritage Advisor;
    (d) Environmental Sustainable Development Advisor (ESD);
    (e) Engineering Services Unit;
    (f) Strategic Transport Unit; and
    (g) City Works on the Waste Management Plan.

OFFICER ASSESSMENT

138. The considerations for this application are as follows:

    (a) Strategic justification;

    (b) Generally in accordance;

    (c) Demolition;

(d) Development Plan Design Guidelines:
  (i) Built Form;
  (ii) Connectivity & Interaction;
  (iii) Building layout & Design;
  (iv) Open space and landscape design;
  (v) Environmentally sustainable Design;
  (vi) Heritage Interpretation
  (vii) Townhouse Specific Guidelines;
  (viii) Apartment Specific Guidelines;
(e) Clause 55 (Two or more dwellings on a lot);
(f) Clause 58 (Apartment Developments); and
(g) Car parking, bicycle facilities and traffic generation.

Strategic Justification

139. The site forms part of the former Amcor Paper Mill, which is identified within Council's MSS as a strategic redevelopment site. Specifically, clause 21.08-6 encourages redevelopment of the site that '*contributes positively to the urban fabric and public domain of Yarra.'*

140. More intensive development of the site is further supported at a State level, with a strategy of Clause 16.01-1S (Integrated Housing) seeking to *'Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land'.* Clause 21.04-1 (Accommodation and housing) seeks to accommodate the majority of new development on strategic redevelopment sites such as this.

141. The approved Alphington Paper Mill Development Plan (DP) contains a vision for each precinct. The vision for the Workshop precinct is to provide medium density neighbourhoods with a residential focus that respond strongly to the former industrial character of the site. The Wetlap building is one of the few retained buildings within the entire Alphington Paper Mill site. It substantially contributes to the industrial character of the precinct, with the proposed addition of two levels above this building complementing the industrial architecture. The development, which incorporates a mixture of townhouses and apartments, is consistent with this vision as will be discussed in greater detail within the following sections.

142. Yarra recognises the importance of environmentally sustainable development within the MSS (Clause 21.07) and through the Environmentally Sustainable Development Policy at Clause 22.17 and Stormwater Management (WSUD) Policy at Clause 22.16. The environmental sustainability of the proposed development will be covered in greater detail within this report.

143. Both State and local policy directives seek to promote the use of sustainable personal transport and increased development close to high-quality transport routes (Clauses 18.02-1R, 18.02-2S, 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.'*

144. 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 relevant to the proposed development will be covered later within this report.

145. The site is well-positioned to accommodate more intensive development of the site, with excellent accessibility to jobs, services and public transport. Having regard to the above discussion, the proposal clearly demonstrates strong policy support at both a State and local level.

Generally in Accordance

146. As outlined within the permit triggers, pursuant to the Development Plan Overlay a permit granted must be *'generally in accordance'* with the approved development plan. Therefore, in assessing the current application it is necessary to consider whether the proposal is 'generally in accordance' with the Alphington Paper Mills Development Plan.

147. What constitutes 'generally in accordance' has been explored within the decision of Fabcot Pty Ltd v Whittlesea CC [2014] VCAT 600 at paragraph 34:
    (a) 'Generally in accordance' is a question to be judged on the facts and circumstances of each case;
    (b) The less precision there is in the primary document/s, the more flexibility is given by the phrase 'generally in accordance'.
    (c) 'Generally in accordance' does not require the proposed development to be identical to that described in the development plan or incorporated plan; and
    (d) *It is appropriate to read the development plan or incorporated plan as a whole when making this assessment, and to have regard to the objectives, responses and plans comprise the approved plan.*

148. The Alphington Paper Mill Development Plan contains varying degrees of detail guiding future development of the wider Amcor site, including a mixture of "mandatory" controls and "preferred" provisions (discretionary).

149. As illustrated in the image below, mandatory heights (in aqua) apply to the central, eastern and southern sections of the APM site, interfacing with Alphington Park and the Yarra River. The discretionary or preferred heights (in purple) apply to sites along Heidelberg Road and the majority of Chandler Highway. The subject site is highlighted in yellow in Figure 23, with the site extending across precincts B & F.

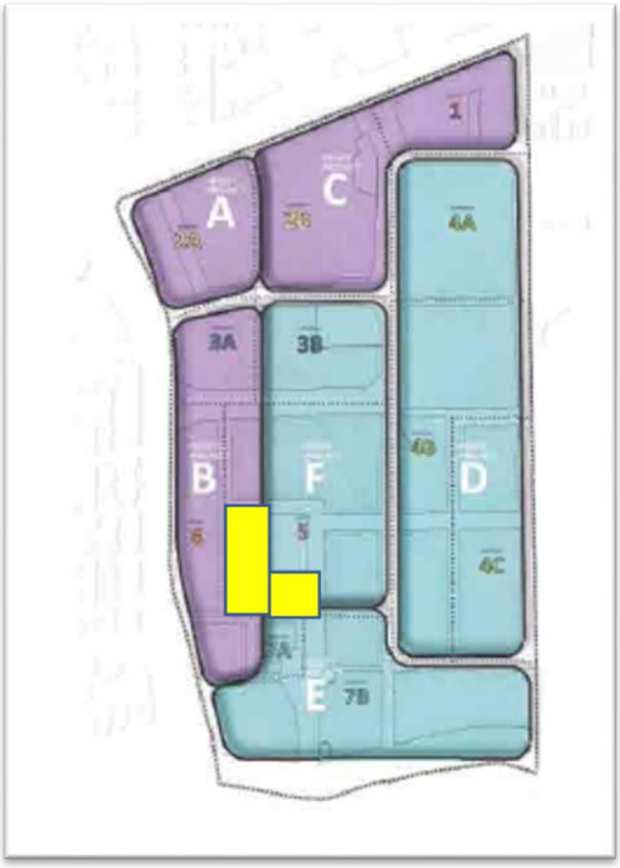


Figure 23: Preferred and maximum heights Figure 98 of the DP

150. Where heights are specified as “mandatory”, a permit cannot be granted to exceed these heights. A permit may be granted to exceed a “preferred” height”, however it is subject to Council’s consideration.

Demolition

151. The proposal seeks to demolish sections of the existing ‘Wetlap’ building, with substantial areas of the walls at all levels removed to provide openings for apartment windows. Sections of the floor slab and roof ridge will also be removed to facilitate further development of this building.

152. Clause 22.02-5.1 (Demolition) of the Scheme generally discourages the demolition of part of an individually significant or contributory building or removal of contributory elements, unless specific exemptions or conditions are met. The DP does not specify whether the Wetlap building is identified as a building of particular heritage significance.

153. The DP references a site Masterplan (with Figure 24 in the DP providing an indicative Masterplan). The Masterplan identifies a number of buildings to be considered for reuse or interpretation throughout the entire site. It states that these buildings do not explicitly carry a high heritage significance as defined in the Conservation Management Plan (CMP), however due to their location, scale or material form, they offer a design opportunity. If possible, the reuse or reinterpretation of these buildings is encouraged in order to add to the character of the development.



Figure 24: Site Masterplan highlighting Wetlap building retention

154. The Wetlap building has been identified as one such building, as highlighted in an excerpt of the Masterplan in Figure 24, however the Wetlap building is not identified in the CMP as a building that has individual significance. This was confirmed by Council's Heritage Advisor, who notes that the CMP (page 122) lists individual buildings and structures which have been identified as being significant and therefore warrant retention. The Wetlap Building is in the area assessed as being of Minor significance. (Fig. 66, p.95) This does not equate to the building having any individual level of significance.

155. Based on this, the extent of demolition works proposed to this building and the construction of two additional levels above is considered to be a reasonable outcome. The retention of this building however is supported, both from a heritage and urban design perspective, with the adaptive re-use of the existing facades maintaining a significant link to the previous history of the site.

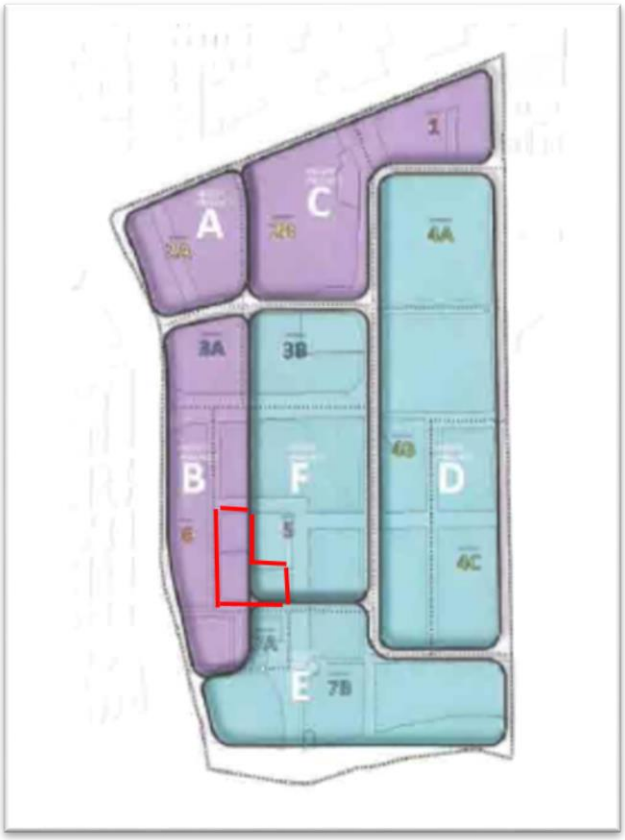
DP Design Guidelines

156. The following section provides an assessment of the proposal against the Design Guidelines included within the DP.

Building height

157. As noted earlier, the DP contains a mix of mandatory and discretionary building heights, with the Wetlap and Loft apartments included in Precinct B and the Townhouses located within Precinct F.

158. The Building Height Precinct Plan (Figure 98 of the DP and Figure 25 below) specifies that the building height for Precinct B is discretionary at 5-storeys, with a 3-storey streetwall, with a maximum building height of 4-storeys specified for the townhouses in Precinct F. The anticipated heights for the individual buildings within this precinct are demonstrated in Figure 26, with the proposed heights also displayed. This confirms that the heights proposed as part of this application generally meet the discretionary and mandatory requirements outlined in the DP.



PRECINCT	MAXIMUM BUILDING HEIGHT	PREFERRED BUILDING HEIGHT	STREET WALL
A		14 storeys	3 storeys
B		5 storeys	3 storeys
C		6–8 storeys	6 storeys
D	4 storeys		3 storeys, set back from Parkview Road
E	3 storeys		2 storey river interface, set back from crest line of the Yarra River
F	4 storeys		2-3 storeys

Figure 25: Building Height Precinct Plan

159. As noted in comments provided by Council's Urban Design team;

(a) *Clause 43.04 (DPO11) states development within the Amcor site must not exceed the maximum building heights specified in the Building Heights Plan and Building Heights table. The subject site is located within Precinct B where the maximum building height limit is 5 storey with a streetwall of 3 storeys. Wetlap Apartment proposes adding two additional new levels plus terrace above the existing Wetlap building making it a five storey building. This complies with Clause 43.04 and hence the overall height is acceptable.*

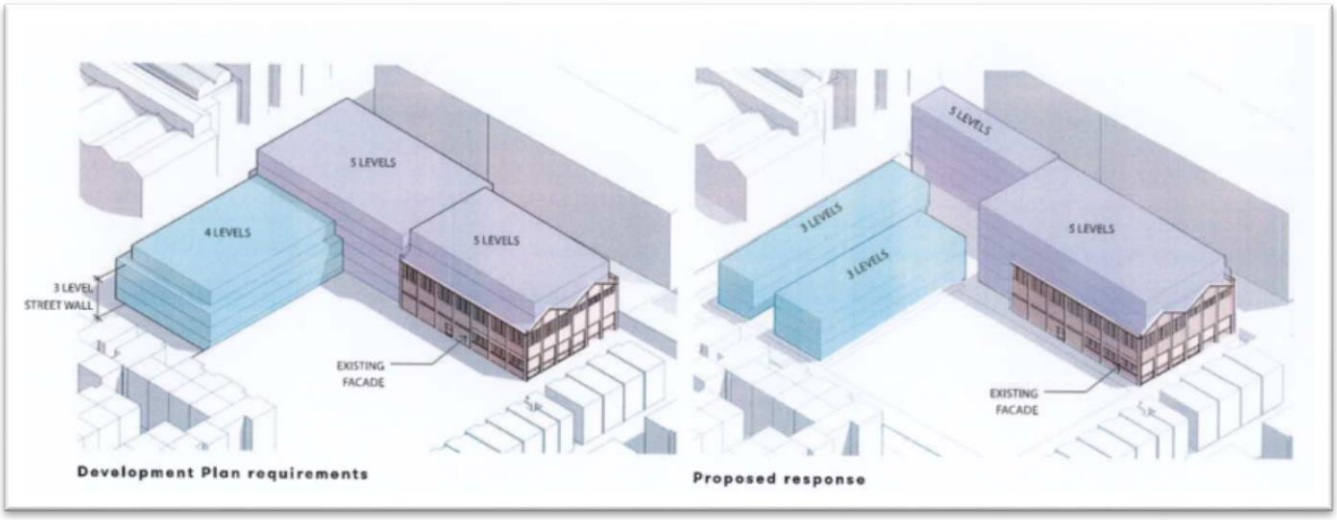


Figure 26: Anticipated and proposed heights

160. It is noted that a section of the basement on the eastern elevation of the Wetlap building extends above natural ground level. This is demonstrated in Figure 27. As the basement in this location is 1.2m above ground level, it technically constitutes a 'storey'; thereby resulting in a 6-storey building.

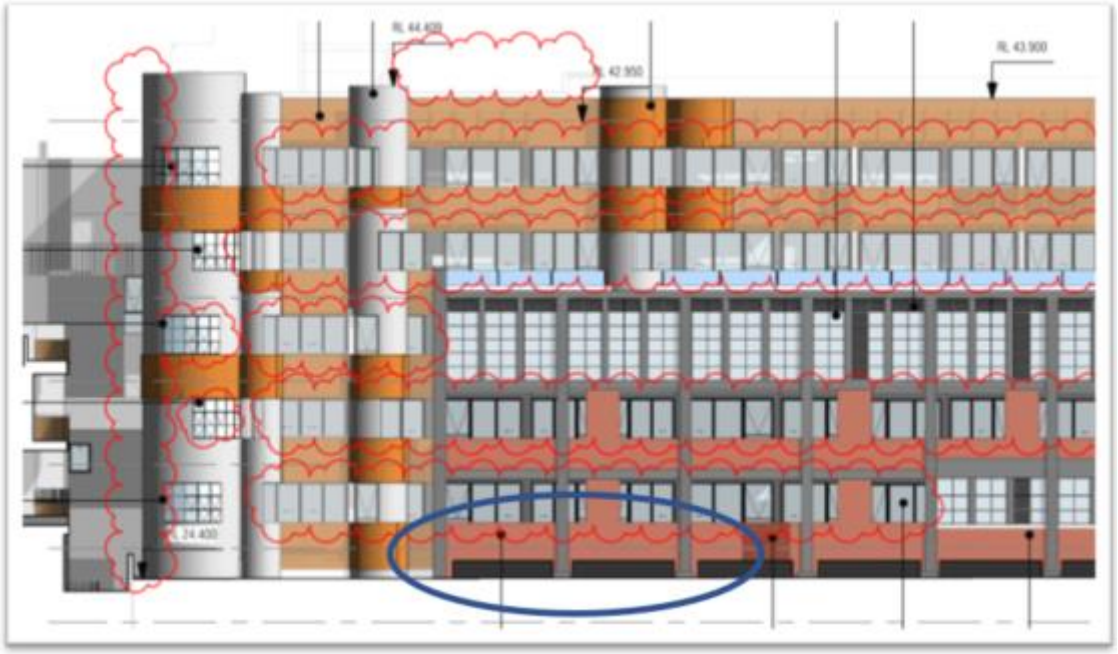


Figure 27: Wetlap building east facade

161. Given the limited area of the basement that sits 1.2m above ground, and the discretionary height controls associated with this building, the additional height proposed for the Wetlap building is acceptable.

162. Further to this, roof terraces, individual and communal, are proposed on all buildings. None of these terraces are covered and therefore do not constitute an additional 'storey', with views to the terraces relatively limited from the adjacent streetscapes. This outcome is supported.

Maximum Site Coverage

163. The design guidelines for Precinct 5 allow up to 100% site coverage, with approximately 88% proposed. Furthermore, site permeability may also be 0% where it is located within a precinct

that meets the requirements of the Storm Water Drainage Masterplan in Volume 2 of the DP. As confirmed by Council's ESD Advisor, these requirements are met.

Front Setback

164. The design guidelines defer to the front setback treatments contained in the Built Form Treatment and Built Form Interfaces table, at Section 5.6 of the DP. This table suggests that a minimum 1.5m setback should be provided adjacent to the public realm, with laneways to include opportunities for tree planting.

165. This setback applies to built form associated with the Loft apartments and townhouses, given the existing Wetlap building is to be retained. Drawing TP11 indicates that all setbacks at ground level will achieve this minimum (with greater setbacks provided for the ground level Loft apartments from the Paper Trail). The north, south and east walls of the upper level townhouses are also set back 1.5m from each respective interface.

166. The floor plans for Levels 1-5 of the Loft apartments (TP12-TP16) do not clearly specify that the 1.5m setback will be maintained at these levels. Dimensions confirming this setback would be required for any permit issued. A degree of vegetation is proposed within all setbacks, as will be discussed in greater detail within the assessment of Open Space and Landscape Design and Clause 55.03-8 – Landscaping in this report.

Setbacks

167. The design guidelines for Precinct 5 state that built form should generally extend to the property boundaries on all sides, with reference also to the Built Form Treatment and Built Form Interfaces table within the DP. As discussed, the Built Form and Interfaces table recommends a minimum setback of 1.5m from boundaries, with this minimum setback incorporated into the Loft apartments and townhouses at all levels. Further to this, internal setbacks between the various buildings have been provided within the development. At ground level, the northern townhouses are setback 3.16m from the southern wall of the Wetlap building, with a setback of 6m provided between the two rows of townhouses.

168. Setbacks between the eastern wall of the Loft apartments and the western walls of the townhouses range from 3.3m to 11.8m.

Street wall height

169. The design guidelines stipulate a preferred street wall height of 2-3 storeys. Street wall height refers to wall heights where they are built to the street boundary. There are no distinct street walls proposed within the development, with none of the facades constructed directly to the boundary, however the retention of the Wetlap building allows the existing 3-storey walls to retain their prominence and create a visual distinction between the new and old built form. This outcome is evident in Figure 28, with the proposed built form above 3-storeys providing an alternative design and composed of contrasting materials in order to achieve this response.



Figure 28: Eastern façade – Wetlap building

170. This design is replicated in the façade of the Loft apartments, with the impression of a 3-storey street wall provided via the use of contrasting designs and materials within the lower levels of the façade. The more lightweight appearance of the upper-most level further enhances this perception. These outcomes provide an impression of a street wall along the Paper Trail, and it is considered that the intent of the design guideline is achieved via this response.

Upper Level Built Form

171. The design guidelines suggest that buildings above 3-storeys should be recessive, and buildings addressing the Paper Trail should be recessive above 4-storeys. Whilst physical setbacks have not been incorporated into either the Wetlap or Loft apartments from the Paper Trail, the design of the individual facades is considered to successfully achieve this objective. As demonstrated in Figures 28, 29 & 30, both facades incorporate recessive elements at the upper levels through the use of design features, permeable materials and balconies.



Figure 29: Loft façade

172. The provision of balconies and open vertical slats within Level 3 of the Loft façade create a 'softer' response to this level, whilst also providing the illusion of a distinct setback through the use of lighter materials to the upper-most roof form. This allows the lower levels to present as the dominant feature to the public realm.



Figure 30: Wetlap and Loft apartment facades



Figure 31: Transparent mesh material for Level 3 & 4 of Wetlap

173. It is noted that whilst Council's Urban Designer was generally supportive of the additional levels to the Wetlap building, further consideration of how the new built form integrated with the northern façade was recommended, and in particular; *'The design of the upper two levels need to be more responsive to the heritage form'.* An additional setback or further articulation to the new levels from the north was recommended.

174. This concern is not shared by the Planning Officer, with the contrasting design and the 'shadow line' provided directly above the sloping roof clearly differentiating the additional form from the existing building. Although the transparency is not as evident in the façade

renders provided at Figure 28, the proposed perforated corten-style metal for the additional upper levels of the Wetlap apartments will create a lighter outcome when compared to the solidity of the existing brick façade below. The transparency of this material is demonstrated in Figure 31. The use of this material will allow the existing brick building to retain its prominence and creates the impression of a more recessive addition above. The combined design and materiality, when combined with balcony and window openings at the upper levels, are considered to provide a good degree of articulation to the new built form.

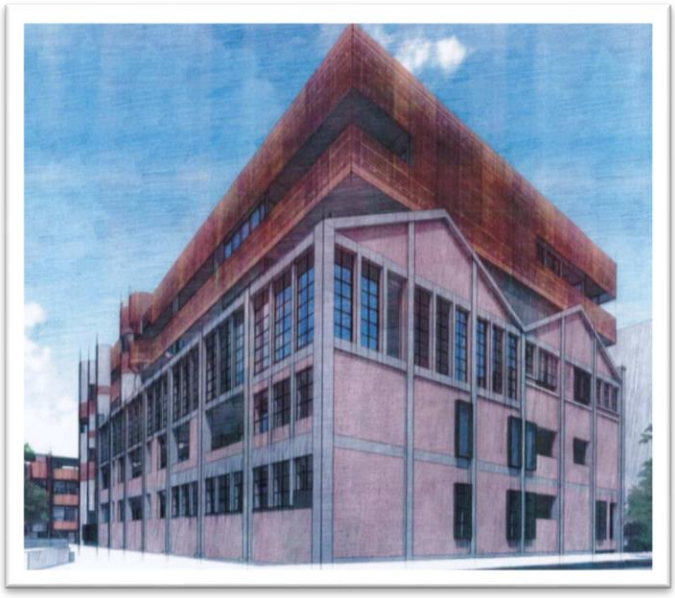


Figure 32: Northern frontage of Wetlap

Roof forms

175. The design guidelines encourage a variety of roof forms, such as a 25 deg pitch min, flat, or skillion roof, and recommends the provision of a parapet to the Brick Ends interface. Given the provision of roof terraces for all townhouses and the upper-level Loft apartments, along with the inclusion of a communal roof terrace for the Wetlap apartments, a consistently flat roof approach has been adopted. The stair enclosures and framing above the roof terraces have also adopted a flat design.

176. Whilst this does not result in a variety of roof forms, it is considered that there is sufficient variation in the materials, façade designs and heights of each building to avoid excessive repetition. Each building is distinctive in its architectural expression, materiality and scale. This outcome is supported.

177. As demonstrated in Figure 34, a parapet has been provided for the southern façade of the townhouses, as required by the DP.

Built form articulation

178. The design guidelines encourage modulated building forms with vertical and horizontal breaks in the massing. Flat and continuous facades should also be avoided where they repeat the same form without variation or create a single horizontal form.

179. The Loft apartment building is directly connected to the Wetlap apartments, resulting in a 75m long facade along the Paper Trail frontage. Council's Urban Designer raised concerns with this outcome, noting that this resulted in a visually continuous 'wall' of buildings. To alleviate this, it was recommended that the architectural feature which connects the two

facades be setback, so as to create a more distinct physical break in the built form. This feature is circled in red in Figure 33.

180. Planning Officers do not agree that the setting back of this feature is required, with this outcome reducing the presence of the architectural response, which has already been designed to create a visually interesting element that highlights the location of the entrance to the two buildings and creates a protruding 'break' to the façade, thereby ensuring that the two buildings will not be viewed as one continuous, flat frontage. The design of this feature allows the entry to project from the façade, thereby achieving a good degree of articulation within this frontage and providing a definable entrance to the apartments.

181. Given the width of the Paper Trail, it is unlikely that the full length of the façade will be viewed in its entirety, with oblique views provided from the north and south as people traverse this thoroughfare. This will provide a different perspective of the façade from various angles.

182. Further to this, the façade designs of the Wetlap building and Loft apartments are distinctly different. This is clearly demonstrated in Figure 33 . Alternative materials are used for both, with the Loft apartments adopting a more vertical response in contrast to the horizontal lines incorporated into the Wetlap façade, thereby avoiding the creation of a single horizontal form. The variation in materiality and finishes further assists in articulating and differentiating the built form. This outcome is considered to successfully alleviate the perceived length of these buildings as they address the Paper Trail.



Figure 33: Central architectural feature between the Wetlap and Loft buildings

183. Overall it is considered that the proposal responds well to the design guidelines for built form articulation. All four buildings are visually distinct in their design and articulated through the use of vertical and horizontal lines, various angled and curved elements and differing solid to void ratios. Further to this, a range of building materials and finishes are used throughout. These contrasting designs are demonstrated in the surrounding images.



Figure 34: Southern elevation Townhouses



Figure 35: Northern elevation Townhouses

Corner lots

184. The design guidelines note that the entrance to corner lots should face the primary street or public space, with the façade treatment addressing both streets and thereby avoiding blank interfaces. The Wetlap apartments address three distinct areas of public realm, with the design of each frontage providing a visually interesting outcome that responds well to each space. This is demonstrated in Figures 36 & 37. Whilst the primary entrance is accessed via the Paper Trail, the extent of openings and balconies provided within the northern and eastern facades ensures that blank side interfaces have been appropriately avoided, with all visible areas designed with articulated facades and openings for passive surveillance and visual interest.



Figure 36: View of Wetlap from North-East – Paper Square Park



Figure 37: View of Wetlap from north-west – Paper Trail and northern facade

185. The Loft apartments are also located on a corner, with the primary entrance to this building from the Paper Trail. The western façade presents a visually interesting built form that responds appropriately to the industrial heritage of the precinct. The façade is broken up with vertical articulation that responds well to this section of the streetscape. However, a section of this building addresses Joel Terrace to the south, with the southern walls of Lofts 6 & 12 directly abutting this interface. The decision plans indicate that the frontage to Joel Terrace presents as a blank concrete wall (Figure 38).



Figure 38: Decision Plans – southern wall of Loft apartments

186. Although this is a secondary frontage to the apartment building, the prominence of the corner site will ensure a reasonable level of visibility is available from the future surrounding streets. Hence, this façade treatment is not considered acceptable. Council's Urban Designer recommended that Lofts 6 & 12 provide more window openings within this wall, and explore different treatments that contribute to breaking up the mass and providing an engaging frontage.

187. Alterations to the design of this wall were provided in the Sketch Plans, with a number of circular windows incorporated into the design and contrasting rendered finishes provided in a vertical display. This outcome is demonstrated in Figure 39. These changes are supported and would be required via a condition on any permit issued.



Figure 39: Sketch plans – southern wall of Loft apartment

188. A similar concern was raised by Council's Urban Designer with the presentation of the eastern walls of Townhouses 7 and 15, with these dwellings also on a corner. It was recommended that further articulation be explored to minimise the large portion of blank side interfaces. These frontages are demonstrated in Figure 40.

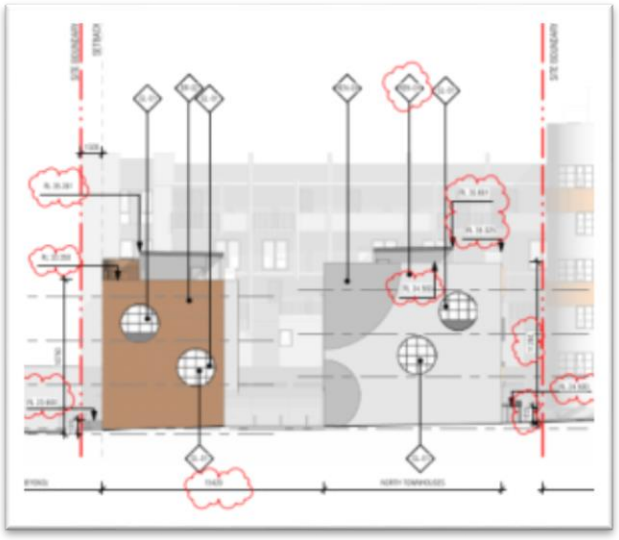


Figure 40: Eastern wall of townhouses

189. This concern is not shared by Council's Planning Officer and it is noted that no changes to the design of these walls were incorporated into the Sketch Plans. Each wall is provided with a number of windows and contrasting materials. The design is not considered to result in an unacceptable extent of blank wall, and the degree of visual interest currently provided is supported.

Building Separation & Overshadowing

190. The design guidelines encourage a 9m separation between habitable rooms where possible, or the provision of screening generally consistent with ResCode requirements. They also note that building forms should be arranged to allow direct solar access to the majority of the dwellings. The west, north and east facades of the Wetlap building generally address separate areas of the public realm; views to and from these apartments will be available from these spaces, with no unreasonable views from these dwellings to adjacent dwellings or areas of secluded private open space. The only exception to this is the proximity of the apartments in the south-east corner of the Wetlap building with townhouses at the western end of the northern row of townhouses. This relationship is demonstrated in Figure 41 and is replicated at all levels (highlighted by the blue circle).

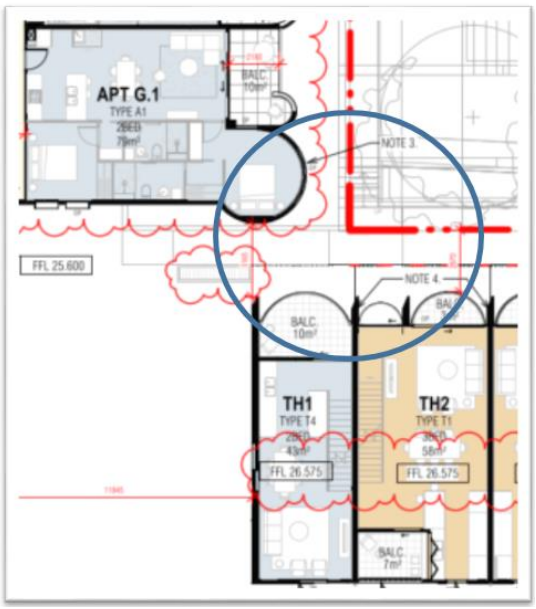


Figure 41: Relationship between Wetlap apartment and TH1

191. Sections of the bedroom windows in this corner of the Wetlap building have been screened with opaque glazing; this ensures that the northern outlook of the townhouses will be maintained and solar access to all levels of these dwellings will not be compromised via screening. Figure 42 demonstrates how various sections of the bedroom windows in the apartments will be screened with opaque glazing to heights of 1.7m, with the curved design and location of these windows allowing sections of clear glazing to be retained without resulting in overlooking to the south-east. This ensures that outlook from these windows and an acceptable degree of daylight to these bedrooms will also be retained.

192. It is noted that the areas to be glazed in this manner appear to be shown inconsistently in some of the floor plans and elevations; a permit condition can ensure that these details are consistently shown.

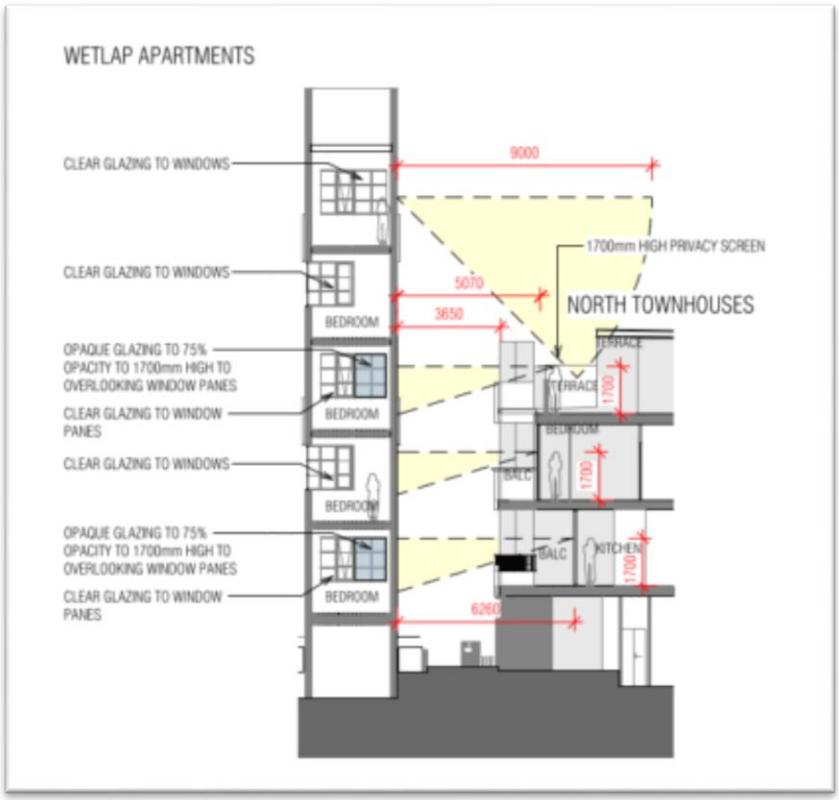


Figure 42: Overlooking mitigation measures to the south-east

193. The western and southern interfaces of the Loft apartments address the Paper Trail to the west and Joel Terrace to the south. There will be no unreasonable overlooking available from these apartments in either of these directions.

194. Areas of the eastern wall of the Loft apartments will sit directly adjacent to the western walls of Townhouses 1 & 8. Setbacks provided are in the realm of 3.3m and 11.8m, with the lesser setback associated with TH8. A minimum setback of 3.05m is provided between the lofts and TH8, with a minimum setback of 11.3m provided between the lofts and TH1. This latter setback ensures that no screening is required between any of the loft apartments and TH1.

195. However, given the limited setback from TH8, it is noted that overlooking opportunities are available from the eastern interface of the Loft apartments, with windows and the open walkways at Levels 1 & 3 providing direct views to the east. Whilst two windows are located within the western wall of TH8, a notation on the plans confirm that these windows will be screened to a height of 1.7m, with opaque glazing of 25% transparency. This will limit views to this dwelling accordingly, and as both of these windows are secondary windows in their associated rooms, adequate daylight will continue to access these spaces.

196. The external northern and southern elevations of the townhouses will address the Paper Square Park and Joel Terrace respectively, thereby ensuring that no overlooking opportunities are present and good daylight access is achieved. Internally the rows of townhouses are separated by 7m at lower ground level and 6m at Ground/Level 1, with the roof terraces separated by distances ranging from 8.37m to 9.45m. On this basis, overlooking opportunities are evident between the two townhouse rows.

197. Overlooking diagrams (Figure 43) demonstrate how these impacts will be managed between the townhouses, with the use of either batten screening or opaque glazing (both with maximum transparencies of 25%) to be incorporated into the southern windows/balconies of the northern row of townhouses at ground level and Level 1. As the ground floor kitchens/balconies also have access to north-facing windows and balconies, and Level 1 contains bedrooms; screening of these rooms is considered acceptable and will not impinge unreasonably on daylight to these townhouses.

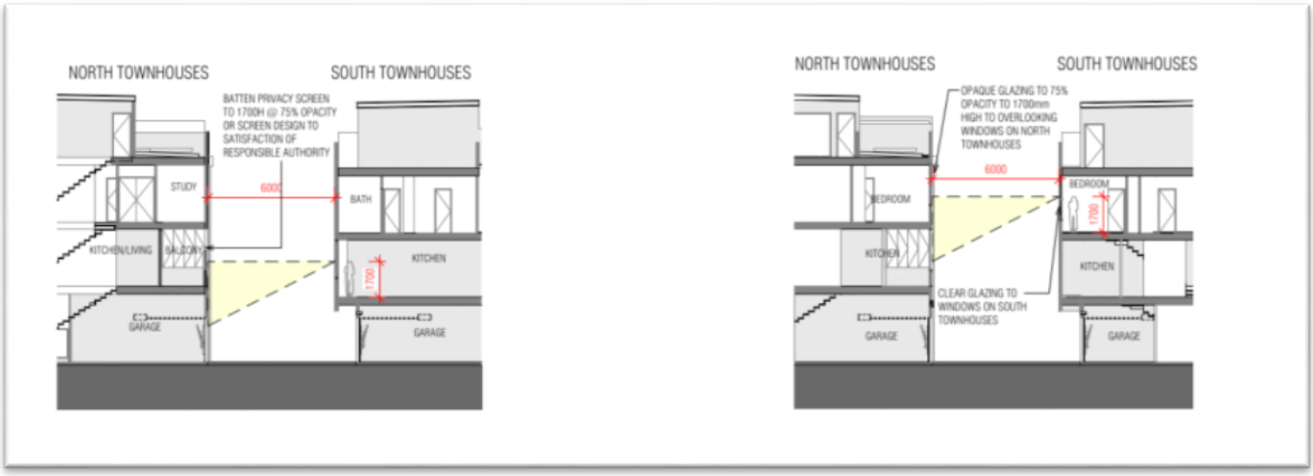


Figure 43: Overlooking mitigation measures between townhouses

198. Overlooking between individual roof terraces will generally be negated via the use of solid walls and staircases, however the notation on the plans does not specify the overall height of these elements. A condition will be added to the permit to ensure the notation is amended to include this, with these screens to have a minimum height of 1.8m to ensure overlooking is suitably addressed. The only terraces located within 9m of each other are those associated with TH1 and TH9 (8.37m). There is a limited section of southern balustrade associated with TH1; to ensure that solar access to the terrace of TH9 is retained, a condition should be added to any permit ensuring that the southern side of TH1 terrace be treated to mitigate any unreasonable views to the south.

199. Given the separation, which exceeds 9m, that is provided by the public realm to other precincts within the overall site including the Paper Trail, Paper Square Park and Joel Terrace, it is not considered that unreasonable overlooking will occur between the proposal and buildings in adjacent precincts.

Shadows – Wetlap apartments

200. With an expansive area of public space in the form of Paper Square Park to the east of this building, all east-facing balconies will receive excellent solar access throughout the morning, with shadows affecting these areas from midday onwards. Shadows to the west-facing balconies addressing the Paper Trail will be more extensive during the day, with proposed heights of 5-8 storeys in the buildings to the west of the Paper Trail (Precinct 6). However, given the separation provided by this pedestrian thoroughfare, a degree of sunlight will have access to these balconies in the middle of the day. Shadow diagrams provided by the Applicant indicate that these balconies will not be in shadow until 2pm at the equinox (see 1pm shadows in Figure 44).

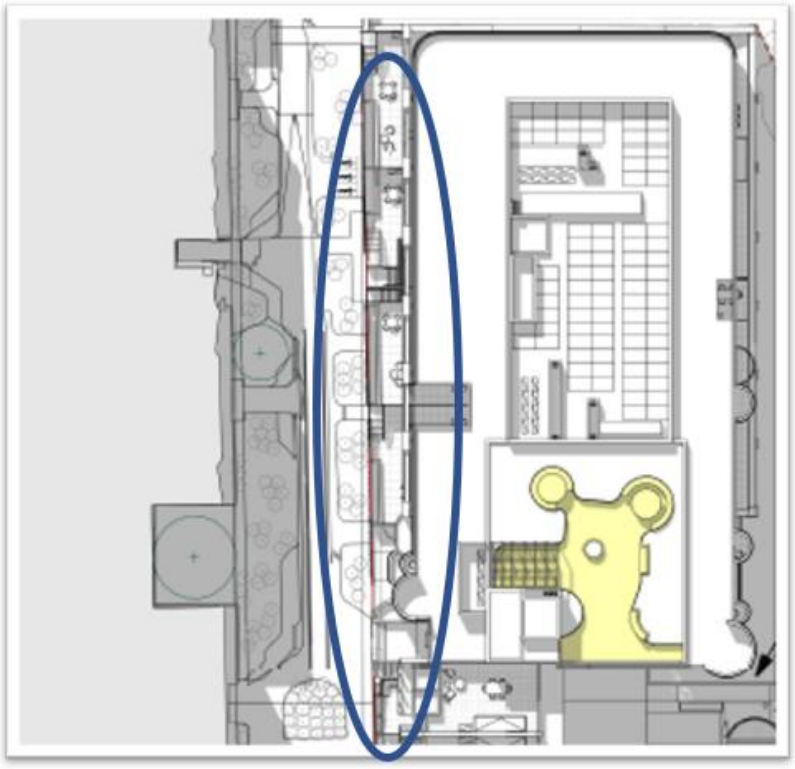


Figure 44: west-facing Wetlap apartments unaffected by 1pm shadows

201. North-facing balconies will receive a good degree of solar access throughout the day, with proposed heights within Precinct 5 to the north being limited to 3-4 storeys and Warson Place providing sufficient separation to mitigate these impacts.

202. It is noted that occupants of the Wetlap apartments will have access to a rooftop communal terrace and the Paper Square Park. Shadows to both of these areas will be assessed later within this report.

Loft apartments

203. Given the similarity in heights between the Wetlap and Loft buildings, there will be relatively limited shadow impacts caused by the Wetlap building to the roof terraces on the Loft apartments. Throughout the day, 5 of the 6 roof terraces will receive excellent solar access at all times. The most affected terrace will be the northern-most space; solar access in the morning will be limited, however by midday shadows will begin to reduce. As demonstrated in Figure 45, these shadows will be reasonable throughout the afternoon.

204. Similarly to the west-facing apartments in the Wetlap building, the ground floor courtyards associated with Lofts 1-6 will only receive solar access in the middle of the day. This outcome is considered reasonable, with these residents also having access to the roof top terrace on the Wetlap building, and given the proximity of the Paper Square Park.

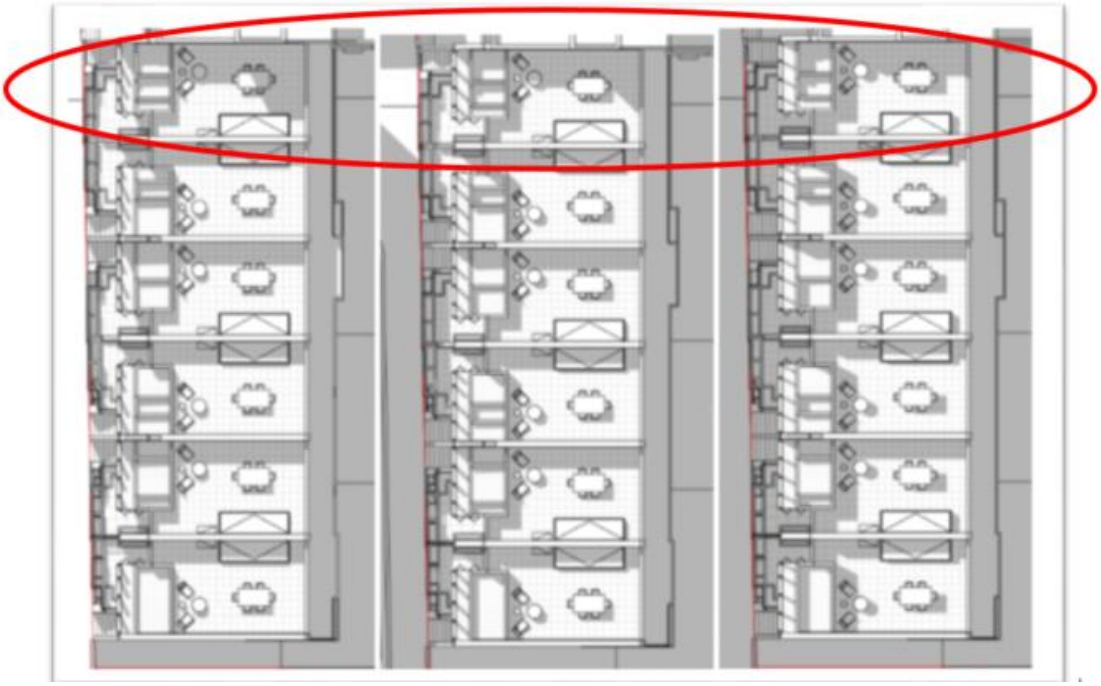


Figure 45: Loft terrace shadows: 1pm, 2pm, 3pm at the equinox

Townhouses

205. The roof terraces of the townhouses will receive excellent solar access throughout the day, with limited shadow impacts at any time, given the location of public open space directly to the north inhibiting future built form in this direction.

Paper Square Park

206. Section 5.10 of the DP seeks to ensure solar access is provided to key locations throughout the site, noting the following;

(a) The proposed development must provide for solar access to key identified locations to enhance their amenity and encourage the use of the public realm.

(b) Where existing or heritage built form currently overshadows a nominated space then the design should generally not exceed the current degree of overshadowing.

The DP seeks to encourage the use of key open spaces by providing a balance of solar access and shade. This is to be achieved by providing at least 3 hours of solar access between 11am and 2pm to the majority of the open space, measured at the equinox.

207. To support this outcome, shadow diagrams comparing the afternoon shadows cast by the existing Wetlap building, and shadows cast by the proposed design (with 2 levels added) were provided. These diagrams, and supporting calculations, indicate that no additional shadows will affect the Paper Square Park at 12 midday, with the additional levels resulting in a relatively minor increase in shadows to this space at 1pm.

208. Figure 46 demonstrates that approximately 92% of the park will retain solar access at this time.

209. At 2pm, the extent of solar access within the park will reduce from 85% to 76%, as shown in Figure 47. Again, this increase in not considered to be substantial, and the retention of 76% of solar access ensures that the majority of the park will retain sunlight at this time. This accords with the design guidelines, which seek at least 3 hours of solar access between 11am and 2pm to the majority of the open space.

210. It is highlighted that Council's Open Space team were satisfied with this outcome. Further discussion on open space within the precinct will be provided later within this report.

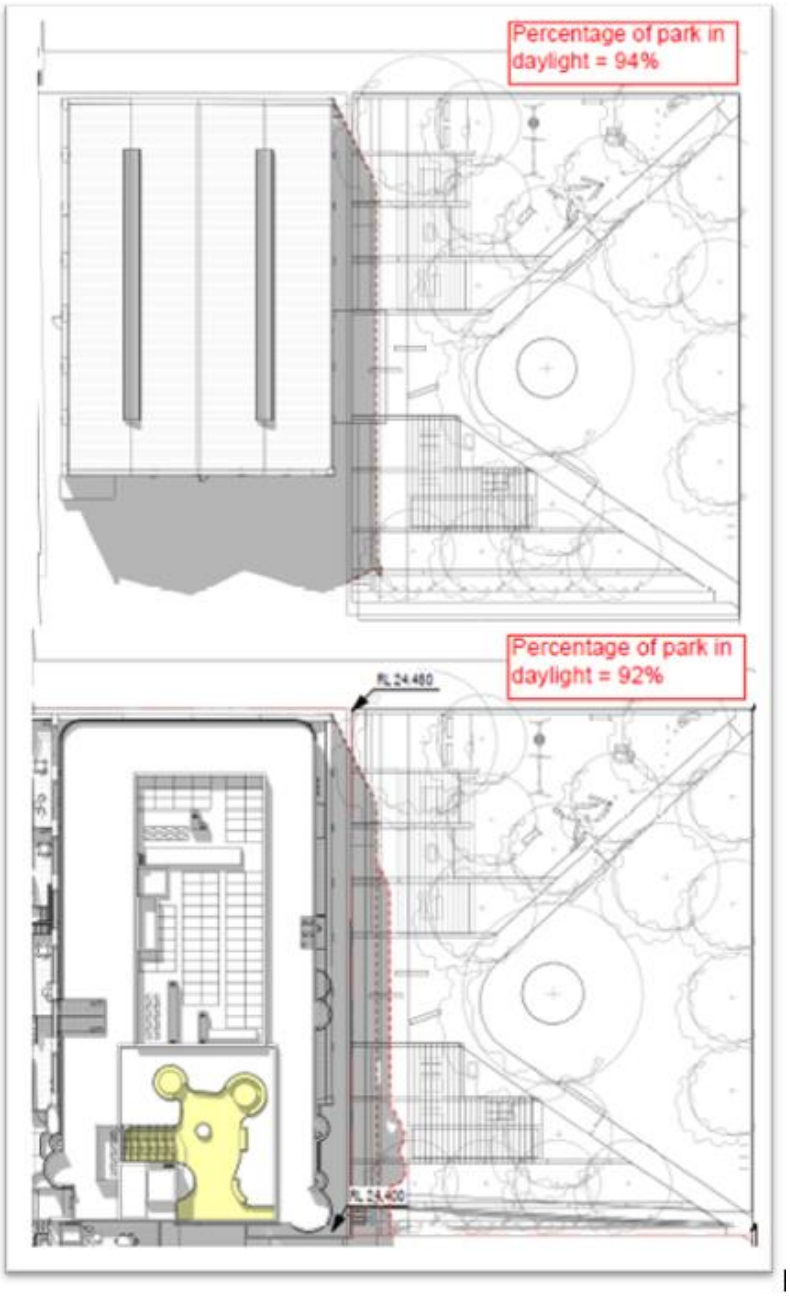


Figure 46: Existing 1pm shadows (above) and proposed 1pm shadows (below)

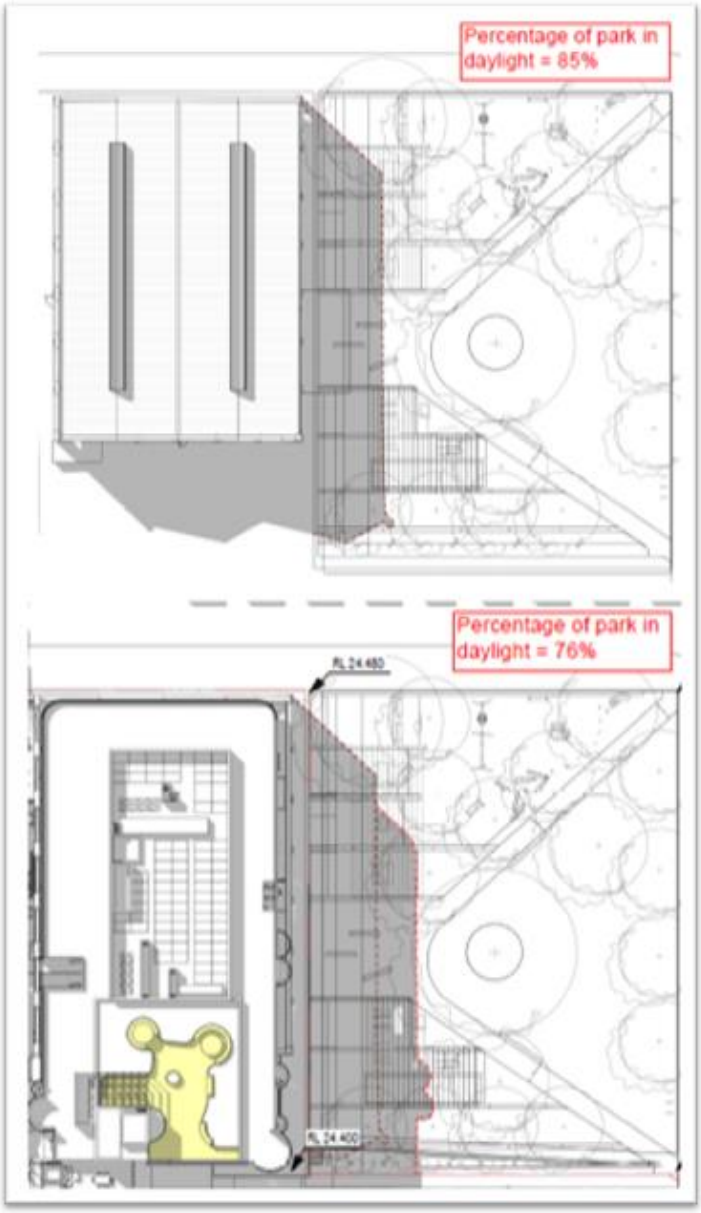


Figure 47: Existing 2pm shadows (above) and proposed 2pm shadows (below)

Connectivity and interaction

Public/Private interaction

211. The design guidelines reference the Connectivity and Interaction Plan, which is at Section 5.1 of the DP and aim to ensure that (where relevant) dwelling entries and habitable rooms are oriented towards key public open spaces, in particular the Paper Trail.

212. The relevant objectives for connectivity and interaction are as follows:
    (a) *Promote urban legibility and public access to and through the site.*
    (b) *Ensure street level interface treatments contribute to high levels of pedestrian amenity and safety.*
    (c) *Provide for safe and convenient vehicular and pedestrian access.*
    (d) *Minimise where practical the impact of vehicles on public space.*
    (e) *Support the preferred neighbourhood character sought by the Site Masterplan for each individual precinct and the place as a whole.*

213. There are two main pedestrian access points off the Paper Trail located along the western side of the development. The Paper Trail is part of a green pedestrian link that runs through

the overall development area from Heidelberg Road to the southern end of the Wetlap precinct. There are also pedestrian accessible connections provided from the local street frontages to the site.

214. A significant number of apartments in the Wetlap building and all of the Loft apartments will directly address the Paper Trail, with individual access to the ground level dwellings provided. Further to this, the eastern elevation of the Wetlap building and the northern row of townhouses will be oriented to address Paper Square Park. This will contribute to high levels of pedestrian amenity and passive surveillance.

215. To ensure an adequate protection of privacy, planter beds and fencing is provided along the interface with the lower-level Loft apartments addressing the Paper Trail. This creates a suitable buffer between the public realm and the private open space areas. This is appropriate for maintaining privacy for the occupants, whilst providing a high level of pedestrian amenity along this thoroughfare.

216. All vehicle access is consolidated into one entrance from Joel Terrace, with this entry providing access to the basement garage, Loft apartment car spaces and the internal lane accessing the individual townhouse garages. This ensures that the impact on the public realm is minimised. A secondary entrance is provided from Latrobe Avenue to the east, however bollards will restrict access to this entrance to emergency vehicles only.

217. The location of the car parking ensures that apartment and townhouse frontages are not dominated by garages, whilst contributing toward a pedestrian friendly environment. First and second-floor windows within the townhouses will provide passive surveillance to the vehicle laneway. With regard to vehicle safety and access, swept path diagrams were submitted within a Transport Impact Assessment report prepared by GTA Consultants. Council's Engineering Services Unit has reviewed the swept path diagrams and road layouts, and is satisfied that movement within the development is satisfactory (including into and out of garages).

Ground floor Level

218. The decision guidelines stipulate that the ground floor should be designed to provide convenient access from the adjacent public realm. With regards to all proposed buildings, this design guideline is considered to be generally met. All of the 10 apartments addressing the Paper Trail at ground level are provided with direct access from this walkway, with individual stairways and landscaping within each front setback. This will present an active frontage to the Paper Trail, which is highly supported. The fencing along this interface will be discussed later within this assessment.

219. Individual access is provided for 8 townhouses fronting Joel Terrace, with the remaining 7 townhouses accessed directly from a ramp adjoining the Paper Square Park. Both north and south townhouses have habitable rooms oriented towards these key public realms. This will present an active frontage to the street and park, with the provision of balconies and windows at the upper levels providing passive surveillance.

Entry definition

220. The design guideline seeks to provide recessed entries to create transitions between the public and private realms, with particular reference to the Paper Trail. With regards to apartments, it seeks to ensure that the common entry is well lit, transparent and in a visually prominent location. There are two separate entrances provided to the Wetlap and Loft apartments, with the principal entrance located at the juncture of these two buildings. Whilst this entrance is wide and clearly legible, there is minimal interaction between this space and the Paper Trail, with Council's Urban Designer recommending the inclusion of openings within this section of the façade. This alteration was incorporated into the amended Sketch

Plans, as demonstrated in Figure 48. This change, along with the increased size/number of windows within the levels above, improves the integration of the façade with the Paper Trail and increases the passive surveillance opportunities between these spaces. A condition facilitating this change should be included in any permit issued.



Figure 48: Decision Plans and Sketch Plans: differences to residential entrance

221. Internally, a ramp extends for a length of 15m directly adjacent to the main lobby; the width of this ramp is not provided on the plans. Council's Urban Designer highlighted that this ramp should have a minimum width of 1.8m, be well-lit and have a sense of connection between the main lobby spaces. Whilst the Sketch Plan (Figure 49) indicates that a glazed wall will create surveillance opportunities between the lobby and ramp, it does not clarify that this space is well-lit or achieves a minimum width of 1.8m. These details will be required as conditions on any permit issued, with the glazed wall as shown on the sketch plans also retained via a condition.

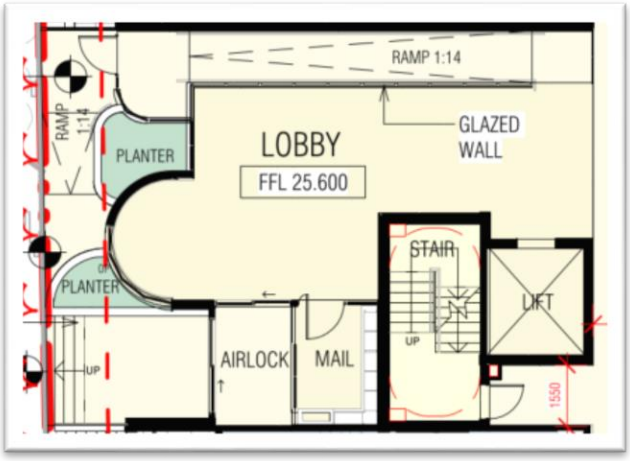


Figure 49: Internal Wetlap entrance

222. A secondary entrance is provided to the Wetlap apartments; this entrance is located further to the north within the western façade. A metal frame highlights the location of this entrance, which provides fire access via a set of stairs. Whilst the Sketch Plans indicate the width of this accessway is 1.4m; given this entrance is only proposed to be used infrequently and is unlikely to be utilised by a high number of occupants, the slightly narrower width is considered acceptable.

223. As outlined previously, individual entrances are provided for each townhouse, with views to these entrances available either from Paper Square Park or Joel Terrace.

224. Based on the modifications required via conditions, the guidelines are considered to be largely met, however it is noted that lighting details have not been provided with the application. This can be readily addressed via condition to ensure that all entrances are adequately illuminated.

Front fences

225. The design guidelines state that front fences are generally discouraged, however where provided, they should be no more than 1.2m high with a minimum 50% transparency. The proposal incorporates fencing throughout the precinct to delineate the private courtyards from the public realm. For this purpose, the fences are considered acceptable.

226. The majority of fencing comprises a simple metal palisade design, to a maximum height of 1.2m and with a transparency of 50%, thereby according with the recommendations of the DP. The only section of fencing to exceed this is associated with the western boundary of the Loft apartments, where the ground floor apartments interface directly with the Paper Trail. Fencing along this boundary will be composed of a mixture of face brickwork and metal pickets, with the overall height of these fences ranging from 2.4m to 3m.

227. The materiality of these fences is supported by Council's Urban Designer, however a reduction in height to a maximum of 2.6m was recommended. This maximum height is based on the floor level height of the ground level apartments, which is 1.4m above the level of the Paper Trail. This level difference, when combined with a 1.2m high fence as recommended in the DP, equates to 2.6m. This difference in floor level, when combined with a maximum 1.2m high fence, will continue to afford a degree of privacy to this area of open space within the front setback of the Loft apartments. A condition of the permit will facilitate this change.

Building Layout & Design

Internal amenity

228. The design guidelines seek to avoid privacy screening to habitable rooms, particularly main living areas. Borrowed light and ventilation is also discouraged. As assessed earlier, privacy screening has largely been avoided for most apartments, with the majority of views oriented to the public realm or a separation greater than 9m provided between these dwellings and any habitable rooms.

229. Where screening is required for the townhouses, it has been incorporated into the south-facing windows and balconies of the northern row, ensuring that the principal outlook to the Paper Square Park is retained for these dwellings, and direct solar access is available from the north. It is not considered that screening of south-facing windows will greatly impact the internal amenity of these dwellings, particularly given the limited outlook available from this interface.

230. All habitable room windows have direct access to natural light and ventilation, with the Loft apartments and townhouses also provided with effective cross-ventilation opportunities.

Overlooking

231. This guideline stipulates that unreasonable overlooking into habitable rooms and private open space is to be avoided, with these aspects addressed previously within the decision guideline associated with building separation & overshadowing.

Acoustic treatments

232. The design guidelines require acoustic treatments to be provided to comply with the Acoustic Assessment within Volume 2 of the DP, which is the Preliminary Acoustic Assessment prepared by Arup Pty Ltd and dated 21 August 2015 (the Arup Report).

233. The Arup Report states that acoustic treatments would be required for development within 20m of Chandler Highway and Heidelberg Road. The subject site is approximately 100m to the east of Chandler Highway and will be shielded by the anticipated higher built form proposed along the interface with the highway, within Precinct 6. Therefore, based upon the recommendations of the acoustic report, no additional acoustic treatment is required for the apartments or townhouses within Precinct 5.

Design detail

234. The design guidelines encourage design responses that emphasise the industrial character of the site through overall form or design detail. This outcome has been achieved via four distinctive and individual design responses, with each building adopting contemporary schemes that successfully reflect the previous character of the site and provide a positive response to the Workshop Precinct.

235. The DP specifies particular 'built form treatments' for each interface of the precinct, with the western façade of the Loft apartments and the northern and eastern elevations of the townhouses designated 'Industrial Heritage Interface', and the southern elevation of the townhouses designated as 'Brick End Interface'.

236. The general requirements of the 'Industrial Heritage Interface' state that the design should reference the industrial heritage of the site through materials and form, with articulation to be generally achieved via indented built form. It is considered that this objective has been successfully achieved in all of the proposed buildings, with the facades incorporating industrial-style features and the materiality referencing the industrial heritage of the site's former use.

237. The incorporation of the existing Wetlap building facilitates the retention of a former industrial building on the site. This contributes to strongly emphasising the industrial character of the precinct. The design elements of the new addition, such as circular walls, window design and use of perforated corten-steel cladding all complement the industrial character established by the existing building



Figure 50: Eastern façade – Wetlap Apartments

238. As evident in the images throughout this report, one singular characteristic incorporated into the building facades is the use of circular/curved elements. The design principle behind this is based on the former history of the site, with the curved architectural features designed to represent the paper rolls previously manufactured within the Mills. This process has been referenced throughout the design package (Figure 51) and has been replicated via various methods within each individual façade.

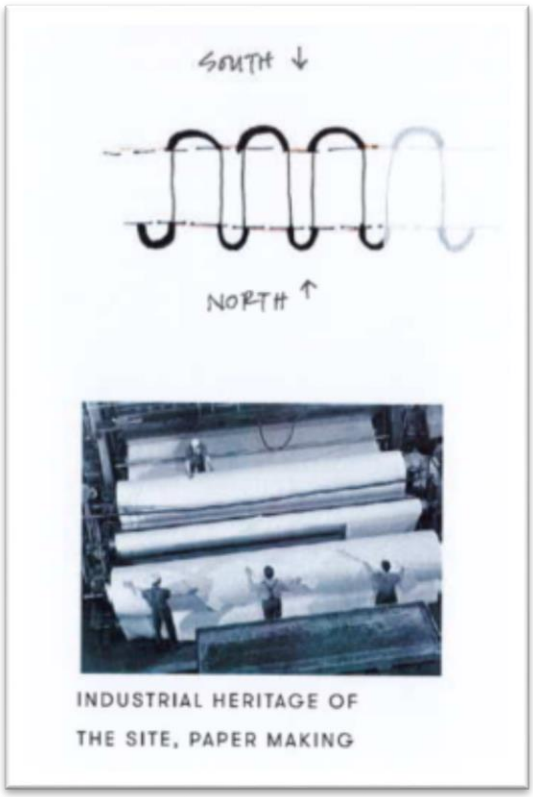


Figure 51: Design images

239. Not only does this relate each building to the shared history of the land, it creates a cohesive characteristic which is shared by the group of buildings in the precinct. This feature also provides indented form which achieves a good level of articulation throughout the façade designs.

240. The general requirements of the 'Brick End Interface' note that such frontages should predominantly be composed of unrendered face brickwork, with articulation also achieved via indented built form. This outcome has been successfully achieved in the southern wall of the townhouses, with all of the curved elements within this façade composed of unrendered face brickwork and these features being the most prominent along this frontage. The design of these elements ensure that indented built form is provided, with modulated setbacks and windows recessed into the building, creating a perception of depth along the full length of the façade.

241. The design of the proposed Loft apartments is supported, with the colour palette and material elements such as the formed concrete look and metal framing considered to be sympathetic to the industrial context. Similarly, the building designs for the north and south townhouses are supported. The proposed material palette provides reference to the existing industrial character by using materials like exposed brick, concrete and corten steel. This also satisfies the requirements of 'brick end interface' and 'industrial heritage interface' as outlined in the DP.



Figure 52: 'Brick End Interface' of southern townhouses

Materials & finishes

242. The design guidelines encourage high quality materials that will age gracefully, generally in muted tones with large expanses of highly reflective surfaces to be avoided. Materials that respond to the existing industrial character, such as exposed face brick, are encouraged.

243. The material palette is consistent with the design guidelines, generally comprising muted colours, with materials including concrete with smooth and textured finishes, brick and metal cladding in a light grey and bronze. The extensive use of face brickwork and corten steel within the facades provide a connection to the industrial history of the site, with the solid to void ratios ensuring that large areas of glazing is avoided. The material palette contributes positively to the overall design detail response as discussed above.

Car parking and bikes

244. The design guidelines refer to the Integrated Transport Plan. This plan includes initiatives to encourage sustainable travel behaviour such as:

(a) Provision for bicycle end of trip facilities;

(b) Car parking at lower rates; and

(c) Green travel planning.

245. The endorsed Traffic Management Plan within Part 2 of the DP recommends visitor parking rates lower than the statutory requirements. Further discussion regarding the bicycle and car parking provision is contained later in this report.

Mail and building services

246. The design guidelines state that building services (e.g. external plumbing, meter boxes, air conditioning units) should be designed to be visually unobtrusive, screened or located away from active street frontage zones wherever possible. Within the Wetlap building, air-conditioning units have been located in unobtrusive locations within each individual ground floor courtyard, thereby ensuring views to these services are appropriately limited. These units have also been located away from planter boxes, to ensure impacts upon vegetation are limited. Air-conditioning units for the dwellings on Level 1 and above appear to be located on the roof, however confirmation of this will be required via a permit condition. If individual units are proposed within each balcony, the details and location of these units will be required via this condition, with the visibility of these units to be appropriately limited.

247. Concerns were raised by Council's Urban Designer regarding the location of proposed air-conditioning units within the frontages of the ground floor dwellings addressing the Paper Trail, with the location of these services not shown on the plans. A condition will request this; with visibility of these units to be suitably restricted and impacts upon vegetation minimised by locating them away from planter boxes.

248. The majority of services have been located within the basement level, with a limited number of booster cabinets at lower ground. The location of these services will allow for them to be visually unobtrusive. It is not clear whether a sub-station is required for the development; this feature has not been included on the plans. A condition will confirm whether a sub-station is required, and if so, it must be located in an area that does not impact upon the active street frontages of the precinct.

249. A switch room and water meter are located at the northern end of the basement; addressing Warson Crescent. These services will be discussed later within this report.

250. Where communal mail collection points are necessary, these should be secure, weather protected, located close to the main building entry and easily accessible for delivery. The communal mail room for the apartments is located directly adjacent to the main lobby and will be easily accessible and visible. Each townhouse has been provided with individual mailboxes; a condition of the permit will ensure that these are clearly shown on all relevant plans.

Open space and landscape design

Streets & publicly accessible spaces

251. The design guidelines refer to the Landscape Concept Plan, which is at section 4.0 of Part 1 of the DP. The overall aim of the landscape design is '*to create a simple, safe and timeless public realm that is primarily people orientated, in a style and character that reinforces the site's industrial heritage whilst seamlessly blending the development into the existing neighbourhood.'*

252. A Landscape Plan (LP) prepared by MDG (dated 13 December 2019) was submitted with the application and referred to Council's Open Space and Urban Design Unit for review. This review highlighted that the LP did not include sufficient detail to allow for a complete assessment of the landscaping proposal to be undertaken, and noted a number of deficiencies with the proposal. In response, an amended LP (dated 22 December 2020) was submitted which included a more detailed and comprehensive set of documents. The

following assessment will reference how (or if) the amended LP has addressed previous concerns. It is noted that the comments refer to the 'Workshop Park' as previously named in the DP; this assessment will continue to refer to this park as 'Paper Square Park' for consistency.

253. The proposal is considered to provide satisfactory connectivity between the development and the proposed Paper Square Park, with the northern elevation of the townhouses and the eastern face of the Wetlap apartments directly addressing this public open space. The updated LP successfully demonstrates a clear delineation between this public and private land, with brick paving and a brick edging along the park interface proposed. In addition, the proposed planting layout within the garden beds addressing the park is supported, with these complementing the planting theme proposed within the park.

254. To ensure that all necessary information is provided to support this interaction, the following details have been requested in the most recent Open Space and Urban Design comments;
    (a) Confirmation on how the garden beds along the eastern interface of the Wetlap apartments will be maintained;
    (b) The provision of fully resolved levels and grading plan to demonstrate that overland flow is addressed accordingly; and,
    (c) Confirmation on the length of all ramps, including required handrails to ensure compliance with relevant Australian Standards.

255. These requirements would be required to be included on an updated landscape plan via conditions on any permit issued.

256. With regards to greater connectivity between the precinct and other parts of the site, the Landscape Plan at Figure 69 of the DP indicates an ambition to provide a cross axis link through the Paper Square Park and the proposed development, to the Paper Trail in the west. This is highlighted in Figure 53 below. However, the Pedestrian Connectivity Plan at Figure 94 of the DP does not include this thoroughfare as a 'key link' through the precinct. Irrespective of this, a connection is provided via the park and through the internal driveway of the development to the Paper Trail in the west. Whilst this connection will allow pedestrian access through the precinct, it is not clear how the safety of pedestrians and potential conflict with vehicles will be managed. To ensure that a safe environment via this connection is provided, a permit condition will require details such as line markings and signage be provided.

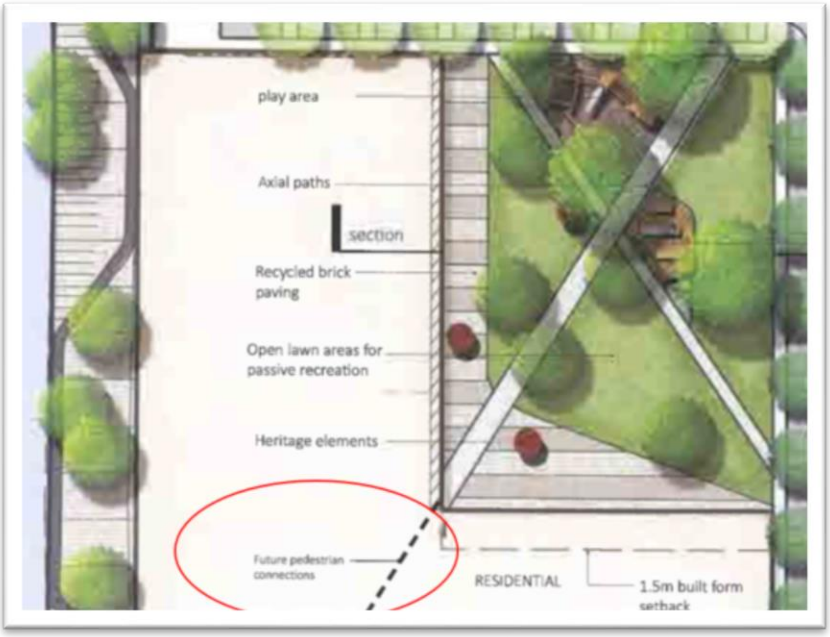


Figure 53: Proposed pedestrian connection as outlined in Fig. 69 of the DP

257. A degree of landscaping is proposed along the northern elevation of the Wetlap apartments, addressing Warsons Place. The decision plans indicate that a switch room and water meter will be located against this wall and accessed from this interface. Concerns with access to these services were raised by Council's Urban Designer, with the Sketch Plans relocating these services to an internal area of the basement (switch room) and adjacent to the southern wall of the Loft apartments (water meter). The relocation of these services is supported, with this change required via a permit condition.

258. An assessment of specific landscaping proposed throughout the precinct will be undertaken throughout the remainder of this report.

Specific Landscape Control

259. These design guidelines relate primarily to the dwellings addressing the Paper Trail and specify the following;
    (a) Ensure that the design of the Paper Trail allows for entry pathways to dwellings fronting the space; and,
    (b) Encourage the provision of interstitial pocket landscapes within private properties at the interface to these public open spaces.

260. All of the apartments addressing the Paper Trail have been provided with entrances to this pedestrian thoroughfare, with planter boxes extending along the boundaries of the site, allowing for individual landscaping opportunities within each front setback. This outcome is supported, with the location of this landscaping considered to complement the public realm along the Paper Trail. A detailed planting plan, providing details on the species and quantity of plants proposed within these areas, has been included in the amended LP package.

261. A degree of landscaping is proposed in front of the principal residential entrance addressing the Paper Trail, with a DDA ramp to be located along the northern side of this entry. Council's Urban Designer has requested further details on the integration of this ramp with the Paper Trail interface to ensure that the full extent of the ramp is integrated with the adjacent Paper Trail layout. Confirmation on whether any seating is proposed in the vicinity of the entrance has also been requested. These details will be required via permit conditions.

Communal Open Space

262. This design guideline encourages the provision of communal open space on roof areas, with a 209sqm communal roof terrace proposed for the Wetlap apartments. Further details on this roof terrace will be discussed in the Clause 58.03-2 – Communal Open Space assessment later within this report.

Private Open space

263. This design guideline notes that where terraces and balconies are the primary open space for individual dwellings, provide 8m2 or greater for 2 beds or less and 10m2 or greater for 3 beds or more, preferably with northerly orientation and 2m minimum internal dimension.

264. When the DP was created, there were no specific private open space requirements for apartments (with ResCode not applicable for residential developments more than 4 storeys). However, since that time, Clause 58 (Apartment Guidelines) has been introduced, which introduced requirements for private open space. A comparison between the two requirements is provided within the table below:

	DP rate	Table D5 rate (Standard D19) of Clause 58
1 bedroom dwelling	8sqm, min 2m	8sqm, min 1.8m
2 bedroom dwelling	8sqm, min 2m	8sqm, min 2m

3 of more bedroom dwelling	10sqm, min 2m	12sqm, min 2.4m

265. As illustrated above, the DP standards are relatively similar, with the exception for a minimum 2m dimension required under the DP for single bedroom dwellings and a more generous open space requirement under Clause 58 for three bedroom dwellings. The DP rates are considered appropriate for 1 and 2 bedroom apartments, however the Clause 58 rates are considered to better reflect the amenity expectations for 3 or more bedroom apartments.

266. With regards to the areas of private open space proposed for the apartments and townhouses, the more generous provisions for 1 bedroom dwellings are met (DP), the provisions for 2 bedroom dwellings are met (DP and Clause 58) and the more generous provisions for the 3 bedroom dwellings are met (Clause 58). There are two apartment types where the minimum dimension is not met directly adjacent to the living room, as outlined in Figures 54 & 55, however as the minimum dimension is exceeded where the balcony is adjacent to the bedroom, this outcome is considered reasonable.

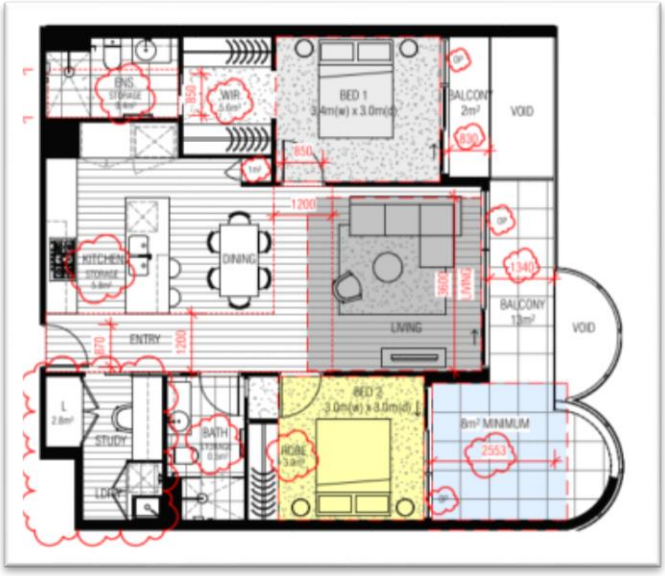


Figure 54: Apt. type B4

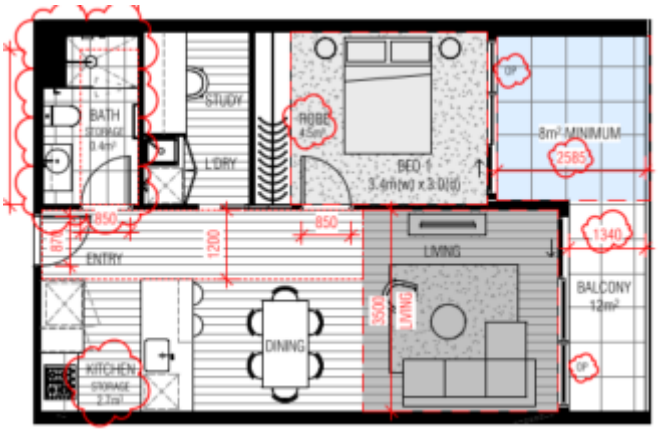


Figure 55: Apt. type C3

Environmentally Sustainable Design

Material re-use

267. The guidelines specify that where possible, brick and concrete salvaged from existing structures should be re-used on site and the retention and reuse of existing buildings is encouraged where possible. The retention of the Wetlap building clearly fulfils this objective.

Solar access and passive energy efficiency

268. The design guidelines seek to minimise the number of indoor and outdoor living areas with a southerly orientation. The proposed development has generally been carefully designed to minimise open space areas with a southerly orientation, with the generous number of roof terraces provided with a northerly orientation, thereby ensuring that outdoor living areas will receive a good degree of solar access.

269. The design guidelines also seek to demonstrate Environmental Sustainable Design (ESD) compliance at Planning Application stage through to architectural and landscape designs consistent with or exceeding the requirements of the ESD technical reports. The endorsed ESD Strategy within Part 2 of the DP relies heavily on the UDIA EnviroDevelopment tool and commits to meeting the relevant criteria for all buildings within the Amcor development.

270. The original Sustainable Management Plan (prepared by Cundall and dated 11 December 2019) indicated that the following ESD features are to be included within the proposed development:
    (a) Solar PV array to contribute to onsite electricity consumption (25kW);
    (b) Solar hot water systems for each townhouse;
    (c) A 48kL rainwater tank for the apartments and individual 800kL rainwater tanks for each townhouse (STORM rating of 101%);
    (d) Energy efficient heating/cooling, hot water and lighting;
    (e) Water efficient fixtures and taps;
    (f) A BESS score of 55%;
    (g) Proposal to achieve a 10% reduction in GHG emissions through design;
    (h) A cooling load table was provided, which indicated that all sample apartment types will meet the cooling load threshold of 21 ML/m2 (Climate zone 62 – Moorabbin); and,
    (i) One electric charging space for vehicles will be provided.

271. Notwithstanding the above ESD commitments, Council's ESD advisor was not satisfied that the proposed development would adequately meet Council's ESD Standards. Specific concerns and recommendations were made as follows;
    (a) The daylight access in all typologies is inadequate. The development needs to be redesigned to provide daylight to dwellings which exceeds DF > 1 for 80% of the living areas. Currently the development is well below this standard;
    (b) The shading strategy is inadequate. Additional shading should be provided on the western façade (Wetlap and Loft apartments) and northern windows within the Wetlap building;
    (c) The target for townhouses should be increased to 6.5 NatHERS; and,
    (d) Confirm provision of HVAC equipment to townhouses and lofts, and increase target to within 1 star of best available.

272. Further to this, a number of discrepancies and missing details were identified within the SMP, as follows;
    (a) The proposed solar generation is not mentioned in the SMP or BESS report, however a 25kW rooftop solar PV system is marked on the plans. (TP12);
    (b) The SMP identifies 1x 48kL rainwater tank and 1x 12kL rainwater tank, while the STORM report claims 2x 30kL rainwater tanks. These reports must be consistent with each other and with the details shown on the plans;
    (c) Details on how performance against the GHG target will be documented;
    (d) Confirm provision of hot water to loft dwellings, and consider use of heat pumps for an electric only building;
    (e) Confirm ventilation strategy for basement carpark;

(f) Confirm water metering for separate dwellings and common areas;
(g) Update the SMP with information on surrounding car share facilities;
(h) Confirm provision and location of EV bay on plans, and consider increasing provision or wiring additional spaces for future provision;
(i) Confirm, and ensure EMP contains targets to recycle or reuse 80+% of demolition and construction waste;
(j) Provide an operational WMP that articulates waste generation and reduction strategies for the building;
(k) Confirm strategy to manage green waste (onsite or collection) within WMP to be provided; and,
(l) Confirm details within site-specific Environmental Management Plan.

273. In response to these concerns, an amended SMP (dated 21 January 2020) was submitted. This document was reviewed by Council's ESD Advisor, who noted that the majority of deficiencies outlined above had been addressed, including WSUD and stormwater. However the daylight to living rooms remains a concern, with an updated cooling load table indicating that one apartment type now fails to meet the relevant cooling loads (Apt. 4.9).

274. The exceedance to the cooling load is relatively minimal (23.8ML/m2), with the required cooling load threshold being 21 ML/m2 (Climate zone 62 – Moorabbin). Based on this, it is considered that minor design optimisation is required to ensure that all dwellings come under the cooling load threshold, with this able to be undertaken via a permit condition. The ESD review noted that if the cooling loads were met in all apartments, then the current shading strategies can be considered acceptable.

275. With regards to daylight, the original BESS report identified 90% of apartments have access to an external window, with preliminary daylight modelling indicating a DF > 1 achieved (on average) in 27% of Lofts, 50% of apartments, and 60% of townhouses assessed. As noted, this outcome was considered inadequate.

276. The daylight standard documented in the amended SMP includes 100% of bedrooms meeting the daylight factor standard, however only 80% of living areas meet the daylight factor standards. These figures are based on the BESS daylight calculator outputs rather than a full daylight modelling report. To address this issue, Council's ESD Advisor requires 100% of living areas to meet the best practice daylight factor standards, with detailed daylight modelling to demonstrate that this project meets this standard, rather than relying on the BESS Daylight Calculator.

277. Based on a review of the built form from an ESD perspective, it is considered that relatively minor design changes can optimise daylight performance in the living areas. These include design improvements including (but not limited to); material reflectivity, glazing specification and internal layout changes. To ensure that acceptable daylight levels to all living rooms are achieved, updated daylight modelling incorporating such design factors will be required via a permit condition.

EV charging

278. Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). The SMP indicates that one EV bay will be provided, however the location of this bay is not clarified on the original or amended plans. Whilst the provision of one bay is supported, it is also recommended that all car parking areas should be electrically wired to be 'EV ready'. Provision of the below infrastructure will enable individual tenants to easily install a single charging unit and individual circuit wiring to the distribution board for their designated parking space;
(a) One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent

Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

(b) A scalable load management system, to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual; and

(c) Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

279. A notation confirming the location of the EV charging space will be required via a permit condition, along with a condition ensuring that all of the additional requirements with regards to vehicle charging are met.

Water cycle management

280. The design guidelines refer to the Water Cycle Management section of the ESD and services technical reports. The guidelines also encourage green roofs for areas exceeding 100sqm. An area of the communal terrace on the roof of the Wetlap building will be landscaped, thereby contributing to this provision.

281. The guidelines defer to the Water Cycle Management section of the ESD and Services technical reports contained within Volume 2 of the Development Plan. In respect to Water Cycle Management, the ESD report includes the following commitments:

(a) Minimal WELS ratings of:
    (i) 3 Star shower heads
    (ii) 4 Star WCs
    (iii) 5 Star taps

(b) 800kL rainwater tanks for the townhouses.

282. Section 5.4 (ESD) of Volume 1 of the Development Plan does not require minimum star WELS ratings other than for urinals. Additionally, the rainwater tank provisions only require an 800L tank per townhouse. As noted earlier in the report, where there is discrepancy between Volume 1 and 2, the recommendations of Volume 1 are to prevail.

Subject to consistency within the BESS, SMP and plans regarding the total capacity of the rainwater tanks for the apartments, Council's ESD Advisor was satisfied with the response to the Water Cycle management. This item has been addressed in the amended SMP.

Heritage Interpretation

283. The design guidelines refer to the Conservation Management Plan (CMP) for interpretation opportunities. The CMP encourages interpretation strategies such as street names, signage, entry markers, re-used/recycled materials, artwork and the like. It also encourages an interpretation plan to be prepared. Detail on the interpretation plan is provided within Section 3.9 (Heritage and Interpretation) of the DP (Part 1).

As noted in this section; the heritage and interpretation strategy is intended to celebrate and enhance the most significant heritage aspects of the site while allowing for the ongoing explicit legibility of prior uses on the site. The retention of the Wetlap building is considered to successfully achieve this outcome, with the reinterpretation of this building offering a design opportunity that maintains the character of the precinct whilst allowing for the adaptive re-use of existing built form. This enhances the industrial heritage of the precinct in a positive manner.

284. Further to this, the proposed design response referenced throughout this report, including the use of brickwork in the townhouse facades and the integration of curved architectural

features to reference the former use of the site, combine to create built form that is responsive to the history of the site. These elements provide a link to the industrial nature of the land, whilst creating a distinctively contemporary urban neighbourhood.

Townhouse Specific Guidelines

Parking and driveways

285. For townhouses, the design guidelines aim to encourage rear access from laneways where available, and to minimise crossovers to Latrobe Avenue and Main Street.

286. Each townhouse will be provided with a garage on the lower ground level, with the entry to the driveway accessed via Joel Terrace. As noted previously, the garage access is shared with the basement car park entry for the apartments, thereby minimising crossovers. The townhouses share a driveway, with the garage doors addressing each other, ensuring that views to the doors are limited from the public realm. This satisfies the precinct guideline requirements and is supported.

Waste Management

287. The design guidelines note that consolidated or on street waste pick up consistent with the management plan is to be provided at planning application stage. Bins are to be stored in garages or other locations not visible from the street.

288. Each townhouse has individual storage areas for all bins within their separate garages. The Waste Management Plan prepared by Leigh Design (dated 13 December 2019) notes that a private contractor will collect waste from the townhouses.

Apartment Specific Guidelines

Design treatment for common areas

289. The specific design guidelines for apartments encourage external lighting in order to avoid concealment points, and to minimise the length of common area internal corridors, encourage natural light and ventilation and provide a minimum corridor width of 1.8m.

290. The proposed internal corridors are all a minimum 2m wide, increasing in width adjacent to the northern lift of the Wetlap building and have operable windows at their southern ends. The Loft apartments that are accessed internally are done so via a partially open walkway, however the general width of these external accessways is proposed to be 1.38m (with small areas of greater widths). To allow improved useability of these corridors, they should be increased to a minimum width of 1.8m for their full length. A permit condition will facilitate this.

Parking and driveways

291. The design guidelines indicate that car parking within basements is preferred, or otherwise it should be sleeved with habitable or active uses. Access from a lane or unobtrusive location is also preferred. Car parking entrances should be visually recessive and located generally in accordance with the site guidelines.

292. The proposed development is consistent with these guidelines, with car parking predominately located within the basement, or beneath the Loft apartments and largely concealed from public views. Whilst a section of the basement will project above ground

level, providing a degree of visibility from the north and the east, landscaping is proposed along both of these interfaces. This vegetation will limit the visibility of these walls, with particular reference to the eastern interface with the Paper Square park. The 1.5m wide strip of landscaping along this interface will suitably reduce the visual impact from this area of open space.

293. The location of the access is in accordance with Figure 95 (Transport: Roads, Parking and Waste) of the DP (Figure 56 below), which directs vehicle access from the southern boundary of the site, as proposed. Further assessment of the access and design of the car parking areas is provided within a later section of the report



Figure 56 – Figure 95 of the DP - Transport: Roads, Parking and Waste

Waste Management and loading areas

294. The design guidelines require a consolidated waste pick up location be provided, with bins to be stored in designated waste storage areas concealed from the street. The plans clearly nominate waste storage areas located within the basement, concealed from public view, with access shared with the vehicle access point to the site.

295. Council's City Works Branch has reviewed the WMP and advised that the report is largely satisfactory, however consideration of how the 4 waste streams will be separated is required, with adequate space for extra bins to be provided (Glass separation). The Sketch Plans have addressed this issue by providing additional waste storage space in the basement, thereby increasing the waste storage area from 35sqm to 41sqm. The WMP was also updated (dated 17 December 2020). The changes as shown in the Sketch Plans will be required via a condition of any permit issued.

Clause 55 (Two dwellings on a lot)

296. The following assessment applies specifically to the proposed townhouses, with a number of the Standards outlined below already assessed in detail previously within this report.

Standard B1 – Neighbourhood character

297. These matters have been discussed in detail within the assessment of the DP earlier in the report, with the site located within a proposed urban area identified for residential development. The proposed townhouses respond appropriately to emerging development within the greater site, by providing transitions in height and scale between precincts and

between buildings within the Workshop precinct itself, responding to the industrial character of the Workshop precinct and incorporating features consistent with the approved DP.

Standard B2 – Residential Policies

298. As outlined earlier within the Strategic Justification section, there is general policy support for the proposed development. Further to this, the proposed development is consistent with the guidelines forming part of the DP via the provision of medium density residential development.

Standard B3 –Dwelling diversity

299. The application contains a mix of dwelling types and sizes as encouraged under this Standard. Of the 15 townhouses proposed, 8 will be two-bedroom, with 7, three-bedroom dwellings. This mix will contribute to the diversity of housing in the area by providing accommodation for a range of household types. It is noted that none of the townhouses will contain a kitchen, bath or shower, and a toilet and wash basin at ground floor level. This outcome is considered acceptable, with the townhouses located within a development that does provide such a layout (Wetlap apartments).

Standard B4 – Infrastructure

300. It is not considered that the townhouses would unreasonably overload the capacity of utility services and infrastructure.

Standard B5 – Integration with the street

301. The townhouses will be oriented towards Joel Terrace in the south and Paper Square Park to the north. Good connectivity and pedestrian links will be provided along both of these interfaces, with the low front fences ensuring a good degree of integration between the private and public realms will be provided.

302. The townhouses will incorporate design elements which respond appropriately to the DP interfaces (i.e. Brick Ends and Industrial Heritage), with the extent of landscaping proposed within the front courtyards complementing the landscaping proposed within the adjacent public spaces.

Standard B6 – Street Setback

303. A minimum front and side setback of 1.5m is provided for the townhouses at all levels; this is consistent with the design guidelines for the Workshop Precinct as outlined in the DP.

Standard B7 – Building Height

304. The proposed townhouses are 3-storeys, with roof terraces. This height is an appropriate scale of development in this setting and responds to the recommendations of the DP.

Standard B8 – Site Coverage

305. The proposed site coverage for the townhouses is approximately 87%. Whilst this exceeds the 60% recommended in this Standard, the higher degree of built form is consistent with surrounding proposals, along with the design guidelines outlined in the DP.

Standard B9 – Permeability

306. Approximately 13% of the townhouse site will be permeable. This outcome is acceptable, given the proposal meets the Storm Water Drainage requirements as outlined previously within this report.

Standard B10 – Energy Efficiency

307. An SMP prepared by Cundall forms part of the application material and outlines the sustainability initiatives to be incorporated into the development including a BESS assessment and STORM assessment. The SMP, and energy efficient measures incorporated into the development, have been discussed previously within this report.

Standard B11 – Open Space

308. The objective of this Standard is to integrate the layout of development with any public and communal open space provided in or adjacent to the development. The northern row of townhouses is located adjacent to the proposed Paper Square Park. These townhouses are designed with primary outlooks to the proposed park, with direct access provided to this space. The northern elevation of the townhouses is dominated with balcony frontages at all levels; this will provide an engaging frontage and passive surveillance to the park and ensure that the Standard is met.

Standard B12 – Safety

309. The proposed development provides safe access and security for future residents. The entrances to the townhouses are visible from the adjoining roads, park or pedestrian accessways. Windows and balconies will provide passive surveillance of the roads and landscaped areas within the development. As outlined previously, details of all proposed lighting throughout the development will be required via condition.

Standard B13 – Landscaping

310. The site layout provides opportunities for new landscaping which will make a positive contribution to the presentation of the proposed development. This includes planting within the proposed building setbacks, along pedestrian thoroughfares and internal accessways.

311. Individual landscaped gardens are proposed within the front setbacks of townhouses, with the townhouse design also including integrated landscape treatments in the form of climbing plants on trellis structures and raised planters at balcony levels. Whilst this vertical greenery and use of planter boxes is supported, the logistics of how these will be maintained has not been fully addressed, with Council's Open Space Officer requesting further information on the following;
    (a) Details on all maintenance tasks associated with the upkeep of the climbing vegetation;
    (b) Information on how irrigation and drainage to the garden beds, trellis and planter landscaping will be provided;
    (c) Plant quantities for each individual garden bed and planter box; and,
    (d) All soil volumes proposed.

312. Further to this, confirmation that none of the proposed species are included on DELWP's listing of environmental weed species is required. A comprehensive condition addressing all Landscaping requirements, including the details outlined above, will be included on any permit issued.

313. Landscape treatment are proposed within the internal accessway between the townhouse garages; the LP indicates that planting outstands between garages will include robust

strappy leaved plants and individual large shrubs that are easily clipped to size and suited to growing under the building roofline. Whilst Council's Open Space Officer recommended the inclusion of a large feature tree in this location; this is not considered feasible given the vehicle access provided along this thoroughfare.

Standard B14 – Access

314. Vehicle access to the individual garages will be provided via a single crossover to Joel Terrace. This limits the required access points and maximises opportunities for on-street parking and street trees. Secondary access for emergency services is provided at the eastern end of the internal vehicle laneway; this entrance will be secured by bollards and only utilised when required. The Standard is met.

Standard B15 – Parking Location

315. Each townhouse is provided with one or two car parking spaces within a secure garage. Convenient internal access is provided between each townhouse and associated garage.

Standard B17 – Side and Rear Setbacks

316. A minimum front and side setback of 1.5m is provided for the townhouses at all levels; this is consistent with the design guidelines for the Workshop Precinct as outlined in the DP.

Standard B18 – Walls on Boundaries

317. There are no walls associated with the proposed development constructed on the boundary of the subject site.

Standard B19 – Daylight to Existing Windows

318. The subject land does not adjoin any residential properties and will not impact on the provision of daylight to nearby existing dwellings. The separation provided between the two rows of townhouses will also ensure that daylight between these dwellings will not be impacted.

Standard B20 – North Facing Windows

319. There are no north-facing windows within 3m of the site's southern boundary.

Standard B21 – Overshadowing Open Space

320. The shadow analysis demonstrates that overshadowing to the roof terraces will be minimal, with the elevation of the terraces and the location of the Paper Square Park to the north ensuring that solar access within each of these terraces will be available throughout the day.

Standard B22 – Overlooking

321. There are no unreasonable overlooking opportunities available to the north and south, with the Paper Square Park directly to the north and Joel Terrace to the south providing a separation greater than 9m to future development in this direction.

Standard B23 – Internal views

322. Internal views between the townhouses have been discussed in detail previously within this assessment, with privacy screens provided to mitigate unreasonable views where necessary.

Standard B24 – Noise Impacts

323. The use of the proposed dwellings is not considered to result in unreasonable noise impacts, given the residential nature of the precinct. Individual air-conditioning units are proposed within each roof terrace; this will ensure that noise to lower-level habitable room windows is reasonably managed.

Standard B25 – Accessibility

324. The entrances of individual townhouses are easily accessible via separate pedestrian paths from the frontage. An east-west pedestrian ramp, along the southern interface with the Paper Square Park, is provided to facilitate convenient pedestrian access to the northern row of townhouses.

Standard B26 – Dwelling Entrv

325. Each townhouse will contain separate entries, with landscaped courtyards that are clearly visible from the adjacent public realm. A sense of address, with transitional space around each entrance, will be provided for each dwelling.

Standard B27 – Daylight to New Windows

326. All habitable rooms will have direct access to natural daylight.

Standard B28 – Private Open Space

327. Generous areas of open space are provided for each townhouse, via the provision of separate balconies and roof terraces. The roof terraces will range in size from 29sqm to 37sqm and will be easily accessible for dwelling occupants. Further to this, the townhouses will have access to public open space in the form of the Paper Square Park, directly to the north.

Standard B29 – Solar Access to Open Space

328. All of the roof terraces will have northerly orientations, ensuring solar access is optimised.

Standard B30 – Storage

329. This Standard notes that each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. Each townhouse has been provided with separate storage within the garages, with separate space also designated for bicycle parking and bin storage. These storage areas will range from 3sqm to 4.7sqm, with additional storage provided throughout each dwelling. A permit condition will require that 6 cubic metres for each dwelling is provided.

Standard B31 – Design Detail

330. The separate buildings adopt individual designs that are contemporary, whilst incorporating materials and elements reflective of the former industrial history of the site. As discussed earlier within this assessment, the designs are consistent with the design aspirations outlined in the approved DP and will contribute positively to the presentation of this precinct.

Standard B32 – Front fences

331. The front fencing associated with the proposed townhouses comprises black powder coat vertical steel blade fencing, to a height of 1.2m and with a transparency of 50%. This ensures that the Standard is met.

Standard B33 – Common Property

332. The common property areas associated with the development comprises the internal roads, pedestrian thoroughfares and landscaped areas. These spaces are practical and can be easily maintained.

Standard B34 – Site Services

333. All necessary site services and facilities have been demonstrated on the relevant plans, with bin storage areas and mail boxes for each townhouse clearly defined.

Clause 58 (Apartment Developments)

334. The following assessment applies specifically to the proposed residential apartments within the Wetlap Building and the Loft apartments.

Standard D1 – Urban context

335. This standard has two objectives:
    (a) To ensure that the design responds to the existing urban context or contributes to a preferred future development of the area; and
    (b) That development responds to the features of the site and the surrounding area.

336. These matters have been discussed in detail within the assessment of the DP earlier in the report, with the site located within a proposed urban area identified for residential development. The proposed apartment buildings respond appropriately to emerging development within the greater site, by providing transitions in height and scale between precincts, responding to the industrial character of the Workshop precinct and incorporating features consistent with the approved DP.

Standard D2 – Residential Policies

337. As outlined earlier within the Strategic Justification section, there is general policy support for the proposed development. Further to this, the proposed development is consistent with the guidelines forming part of the approved DP by providing medium density residential development.

Standard D3 –Dwelling diversity

338. The application contains a mix of dwelling types and sizes as encouraged under this Standard. A total of 64 apartments are proposed, which includes:
    (a) 13 x one-bedroom;
    (b) 46 x two-bedroom;
    (c) 5 x three-bedroom.

339. This mix will contribute to the diversity of housing in the area by providing accommodation for a range of household types.

Standard D4 - Infrastructure

340. The provision of a sub-station has not been clarified on the plans, however the inclusion of fire booster cabinets, rainwater tanks and a PV array will assist in lessening the demand on existing services. Confirmation on whether further services are required will be facilitated via a permit condition.

Standard D5 – Integration with the street

341. Integration with the abutting streetscapes has been discussed previously within the DP assessment, with the apartment buildings addressing the Paper Trail to the west, Warson Place to the north and the Paper Square Park to the east. Apartments at all levels will provide interaction with the public realm.

Standard D6 – Energy efficiency

342. This standard seeks to ensure that buildings are orientated to make appropriate use of solar energy and sited to ensure that the energy efficiency of existing adjoining dwellings is not unreasonably reduced. Dwellings should also not exceed the maximum NatHERS annual cooling load of 21 Mj/M^2 (Climate zone 62 – Moorabbin). The original SMP provided a sample of apartment types, which confirmed that none of these apartments exceeded the applicable cooling load. However, the amended SMP indicates that one apartment (Apt. 4.9) will exceed this at 23.8 Mj/M^2. As outlined earlier, a condition will ensure that design features are incorporated into this apartment so that the cooling load is met.

343. Further discussion regarding the energy efficiency of the development has been provided within the DP assessment

Standard D7 – Communal open space

344. This Standard requires developments with greater than 40 dwellings to provide a minimum of 2.5sqm of communal open space per dwelling or 250sqm, whichever the lesser. In the case of this application, the lesser is 2.5sqm per dwelling, with this equating to 130sqm for the 52 apartments proposed in the Wetlap building. Given the shared access to the central lift/stair provided for the Loft apartments, the proposed roof top terrace could also be utilised by these dwellings. This would increase the required area of communal open space to 160sqm (64 x 2.5sqm). A roof terrace of 209sqm is proposed at the southern end of the Wetlap building, thereby exceeding the requirements of this Standard.

345. The location and design of the communal open space areas is consistent with Standard D7, with no overlooking opportunities available and the roof top location ensuring that noise impacts to dwellings within the development will be minimised. Landscaping, seating and kitchen facilities are proposed, with lift access provided. This will provide an accessible and useable space for all occupants.

Standard D8 – Solar access to communal open space

346. The Standard encourages communal outdoor open space to be located on the northern side of a building if appropriate. It also seeks to ensure at least 50 per cent, or 125sqm, whichever the lesser, of the primary outdoor open space area receives a minimum two hours of sunlight a day between 9am and 3pm on 21 June.

347. Whilst the roof terrace is located on the southern side of the roof, the limited height of services and equipment to the north of this space will ensure that it is not unreasonably overshadowed on 21 June. Shadow diagrams submitted with the application indicate that the majority of the roof terrace will be in direct sunlight between 10am and 2pm on 21 June, thereby exceeding the requirements of the Standard. Generous solar access will also be available throughout the afternoon, as demonstrated in Figures 57 & 58.

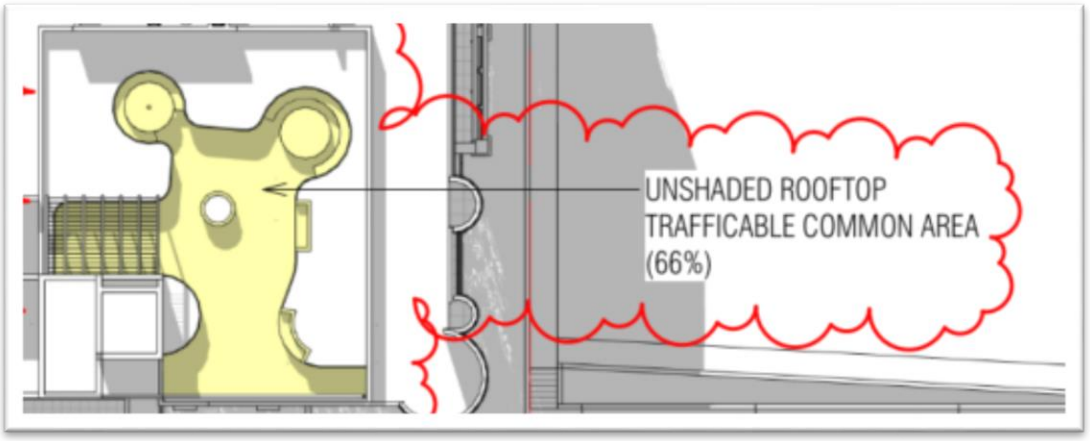


Figure 57: Roof terrace shadows at 1pm on 21 June



Figure 58: Roof terrace shadows at 2pm on 21 June

Standard D9 – Safety

348. This standard seeks to ensure that the layout of development provides for the safety and security of residents and property. The public/private interaction of the development has been discussed within the DP assessment earlier. Standard D9 also encourages good lighting, visibility and surveillance of car parks and internal access ways. The proposed development is considered to achieve this standard in the following ways:
    (a) The amended Sketch Plans have provided a good degree of visibility to and from the principal lobby through the addition of glazing;
    (b) The location of landscaping within the front setbacks along the Paper Trail will not create unsafe spaces along this accessway;
    (c) The basement carpark is secure and centrally located; providing an open layout with clear accessibility to the lifts/stairs;
    (d) The car parking spaces for the Loft apartments are gated and secure; and,
    (e) Details of lighting external to the entrances have been required via a permit condition.

Standard D10 – Landscaping

349. Standard D10 encourages landscape layout and design to achieve the following:
    (a) Be responsive to the site context;
    (b) Protect any predominant landscape features of the area;
    (c) Take into account the soil type and drainage patterns of the site and integrate planting and water management;
    (d) Allow for intended vegetation growth and structural protection of buildings;

(e) In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals;
(f) Provide a safe, attractive and functional environment for residents;
(g) Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration; and
(h) Maximise deep soil areas for planting of canopy trees.

350. Based on the site area of 3,560sqm, pursuant to Standard D10, deep soil areas of 15% of the site should be provided, with a minimum dimension of 6m. This is to support one large tree or two medium trees per 90sqm of deep soil. The LP does not indicate that any deep soil areas will be provided, however it does provide substantial areas for planting within garden beds at ground level and within the proposed roof terrace on the Wetlap apartments.

351. The Standard notes that if the development cannot provide the deep soil areas and canopy trees specified, an equivalent canopy cover should be achieved by providing either:
(a) Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements; or,
(b) Vegetated planters, green roofs or green facades.

352. The private courtyards that face onto the Paper Trail will include garden beds with raised planters, some with climbing plants on trellis structures integrated with the architecture. Plant species have been selected to complement the planting in the adjacent Paper Trail garden beds. Further to this, a number of small trees, along with a range of low-level planting, is proposed within the roof top terrace. All of these features will contribute to a significant level of landscaping throughout the development. The Landscape condition referenced within the Clause 55 assessment of this report will ensure that all maintenance/drainage details of these areas will be fully considered.

353. A variation to the deep soil planting areas is also considered acceptable on the basis that the DP already nominates various public open space areas to be delivered as part of the overall development of the former paper mill site equating to 7,500sqm (4.5% of the site). Additionally, a 30m wide linear park is also required to be delivered adjacent to the Yarra River. This provision of open space across the entire development site, in addition to the on-site garden beds, is considered to achieve the landscaping objectives of Standard D10.

Standard D11 – Access

354. This standard relates to the number and location of vehicle access points. The proposed development access arrangements have been discussed within the assessment of the DP and will be further discussed within the car parking assessment later in the report.

Standard D12 – Parking location

355. Lift and stair access is provided from the basement garage to all levels of the development. This ensures convenient access for residents and visitors in accordance with Standard D12.

Standard D13 – Integrated water and stormwater management

356. Integrated water and stormwater management has been discussed previously within the DP assessment of Water Cycle Management.

Standard D14 – Building setbacks

357. This standard provides general guidance on setbacks, including consideration of daylight, overlooking and outlook. These matters have previously been considered within the DP assessment.

Standard D15 – Internal views

358. As discussed within the DP assessment there are no internal views available either within or between the apartment buildings. Potential overlooking from apartments in the south-east corner of the Wetlap building to the adjacent townhouses has been assessed and addressed appropriately.

Standard D16 – Noise impacts

359. The proposed development is not located in proximity to noise generating areas as listed under this Standard.

Standard D17 – Accessibility objective

360. To ensure the design of dwellings caters for people with limited mobility, the Standard notes that at least 50% of new dwellings should provide;
    (a) *A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom;*
    (b) *A clear path with a minimum width of 1.2m that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area;*
    (c) *A main bedroom with access to an adaptable bathroom;*
    (d) *At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.*

361. The BADS summary provided with the application indicates that 52% of the apartments within the Wetlap building will achieve this degree of accessibility, however this does not incorporate the Loft apartments into the equation. As all of the Loft apartments are double-storey, accessibility cannot be achieved for these dwellings. When all 64 apartments are considered, only 27, or 42% of the apartments are accessible.

362. Further to this, of those accessible apartments, the requirements do not meet the Standard. The accessible bathrooms with Design Option B (20 apartments) are not compliant with Table D4, with the toilet not located closest to the door opening and in some instances, the door opening inwards (whereas there should be a sliding door, an outward opening door, or an inward opening door that is clearly designated as having removable hinges). The remaining 7 apartments appear to be designed with a mixture of Design Option A & B, and in some instances the door opens inwards.

363. The Sketch Plans indicate that 51%, or 24 of 47 Wetlap apartments will be accessible, however when the Loft apartments are included in this equation, this reduces to 40%. As with the decision plans, the layout of the bathrooms do not meet the Standard.

364. A condition will require that a minimum of 50% of overall apartments will be accessible, and that the layout of the accessible bathrooms will comply fully with either Design Option A or Design Option B.

Standard D18 – Building entry and circulation

365. The Standard encourages entries to be visible and easily identifiable, whilst providing shelter and a sense of personal address. There is also further guidance on the layout and design of buildings. These matters are covered within the DP design guidelines and have been assessed earlier in this report.

Standard D19 – Private open space

366. The private open space provision has been discussed within the DP assessment, with all areas of open space meeting this Standard.

Standard D20 – Storage

367. The standard encourages each dwelling to have convenient access to usable and secure storage space in accordance with Table D6 (below)

Table D6 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

368. Storage cages are included within the basement, with separate storage cages also provided for the Loft apartments. Each apartment is also provided with generous internal storage. The Clause 58 compliance table at TP400 confirms that all apartments achieve the minimum internal and total storage volumes of Table D6 above.

Standard D21 – Common property

369. This standard states that developments should clearly delineate public, communal and private areas. Common property should also be functional and capable of efficient management. All communal areas are functional and readily accessible from communal corridors and lifts. The proposed common property areas do not appear to create any spaces that would be difficult to maintain by a future Owners Corporation.

Standard D22 – Site services

370. Site services and mailbox locations have been discussed earlier within the assessment of the DP design guidelines.

Standard D23 – Waste and recycling

371. Waste management for the apartments has previously been discussed under the DP assessment.

Standard D24 – Functional layout

Bedrooms

372. Table D7 within Standard D24 states that the main bedroom should have minimum dimensions of 3.4m x 3m with remaining bedrooms of 3m x 3m. This is to exclude wardrobes. The Clause 58 plans on TP100-TP124 (inclusive), TP200 & TP201 show that the majority of rooms comply, with only one slightly non-compliant apartment type (J1), which includes 4 apartments; Apt. 1.11, 2.11, 3.10 & 4.10.

373. This applies to the secondary bedroom, with the main bedroom complying with the 3.4m x 3m requirement. As can be seen in Figure 59, the curved shape of the room causes this non-compliance. As the area of non-compliance is limited and the number of apartments affected is also limited, this outcome is acceptable. This layout is replicated in the same number of apartments in the Sketch plans.

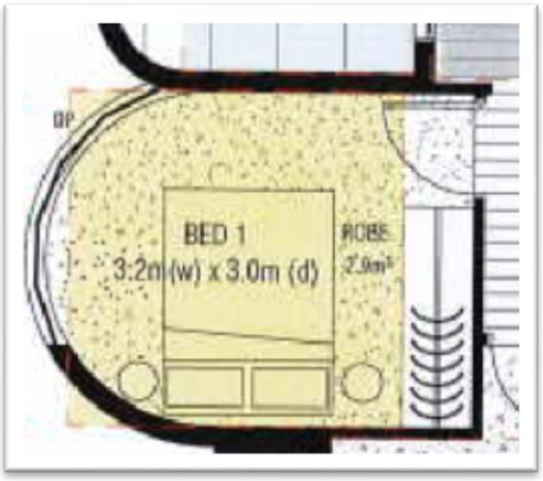


Figure 59: Apt. Type J1

Living areas

374. Table D8 within Standard D24 specifies a minimum area of 10sqm and width of 3.3m be provided for one-bedroom dwellings, and a minimum area of 12sqm with a minimum width of 3.6m for two or more bedroom dwellings. This is to exclude kitchen and dining areas. The clause 58 plans indicate that the majority of apartments meet this Standard, with only a limited number (9%) not strictly meeting the requirements.

375. As demonstrated in Figure 60, the living area in Apartment type G2 has been designed to also encompass the dining table, however it is noted that the depth of this area is 3.6m. For a one-bedroom dwelling, a width of only 3.3m is required. On this basis, this outcome is acceptable.

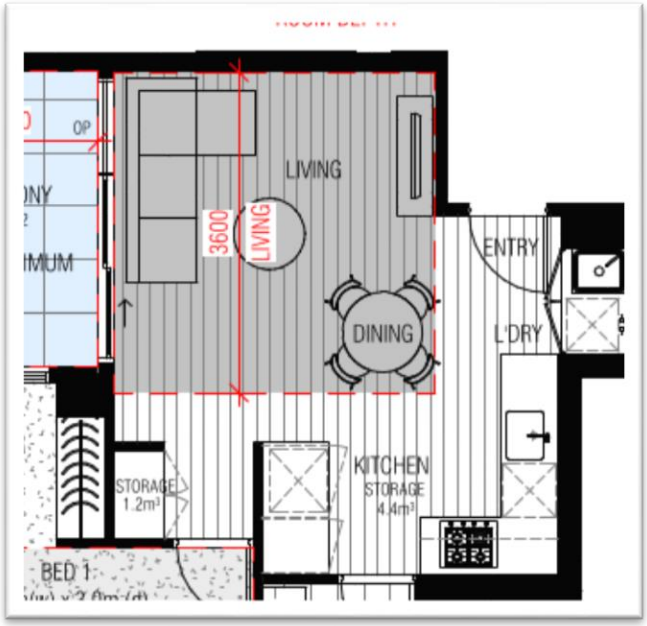


Figure 60: Apt. type G2

376. The other apartment type that does not strictly meet this Standard is F1 (shown in Figure 61). There is only one apartment of this type throughout the development.

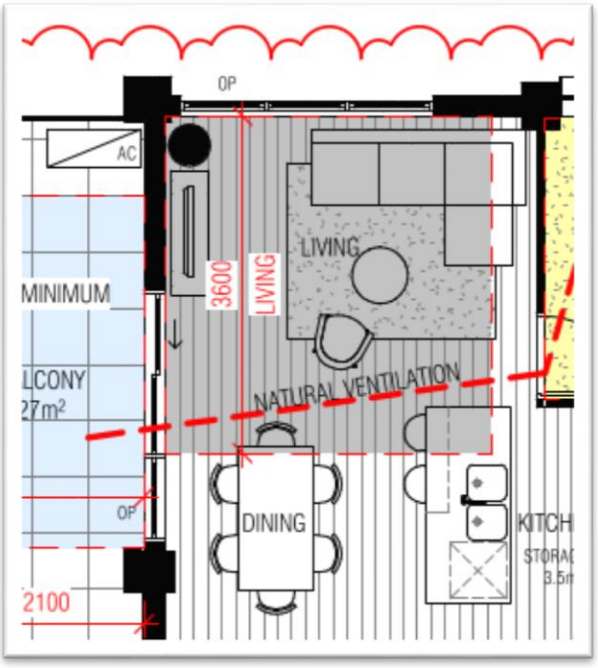


Figure 61: Apt type F1

377. In this instance it is considered that the non-compliance is minor and would not impact the functionality of the living room. A variation to the Standard is acceptable.

Standard D25 – Room depth

378. This Standard discourages single aspect rooms exceeding a room depth of 2.5m times the ceiling height. The section drawings suggest that floor to ceiling heights to living rooms are 2.7m, thus room depths should not exceed 6.75m.

379. The Standard states however that this can be increased to 9m for single aspect open plan habitable rooms, provided that the kitchen is the furthest from the window and the ceiling is at least 2.7m high. The clause 58 plans on TP100-TP124 (inclusive), TP200 & TP201 confirm that this standard is met for the majority of dwellings except for Loft Type 2, which has a minor exceedance of 9.15m. The Sketch plans have reduced this depth to 9m for this loft type (TP201). This outcome will be conditioned as part of the planning permit.

Standard D26 – Windows

380. This Standard requires all habitable room windows to have a window to an external wall of a building. In all apartments, all bedrooms and living rooms will have access to a window within an external wall. There are however a number of apartments (15 in total) where a small study ‘nook’ or room has been provided. The layout of these areas are demonstrated in Figures 62, 63 & 64.

381. Of these rooms, those associated with apartment types B1, B2, B3, B4 and C3 are considered acceptable. The study nooks are located directly adjacent to the ‘laundry’ and it is considered unlikely that these small and confined areas would actually be used as ‘studies’. Instead, it is likely that this space would be incorporated into the laundry or used for additional storage.

382. The studies associated with Apartment types C1 & C2 are not supported, with these considered to be separate rooms that could be fully enclosed. In the decision plans, there are 4 apartments provided with this layout (G.4, 1.4, 2.4 & 3.4). However, in the Sketch Plans, these separate study ‘rooms’ have been removed. A condition will require the changes to the study layouts as shown in the Sketch Plans.



Figure 62: Apt. types B1, B2, B3, B4

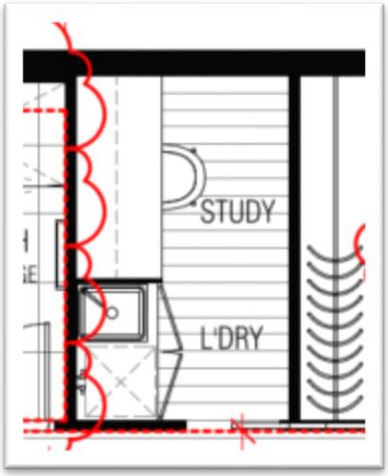


Figure 63: Apt. type C3



Figure 64: Apt. type C1, C2

Standard D27 – Natural ventilation

383. This standard encourages that a minimum of 40% of apartments to provide effective cross ventilation that has:
    (a) A maximum breeze path through the dwelling of 18m;
    (b) Minimum breeze path through the dwelling of 5m; and
    (c) Ventilation openings with approximately the same area.

384. The clause 58 table suggests that this is met for a minimum of 48% of the development consistent with the Standard. The Sketch plans achieve a minimum of 43%.

385. Council's ESD Advisor was satisfied that the proposed development would provide adequate natural ventilation provided that operable windows to habitable windows were provided. The operability of windows has been shown on the plans and elevations accordingly.

Car parking, Bicycle facilities, Design and Access and Traffic generation

Car Parking

386. The development contains 97 car spaces, with 91 resident spaces and 6 visitor spaces. This meets the statutory requirement for resident spaces but is less than the statutory requirement for visitors by 9 spaces.

387. However, the endorsed Traffic Management Plan within Volume 2 of the DP supports a reduced rate for visitor parking of 0.12 per dwelling for apartment developments. Applying this would generate a requirement of 10 visitor spaces. The proposal falls short of this requirement by 4 spaces.

388. GTA has previously undertaken a precinct wide review of the future on-street visitor parking allocation between the precincts that had applications submitted at the time ('Amcor Site - Visitor Car Parking Assessment', letter prepared by GTA, dated 17 August 2017). Based on this review and the subsequent allocations of on-street visitor parking since then for Workshop Precinct 4.3 and Outer Circle, the utilisation of four additional on-street spaces in these south-central local streets to be used by visitors to Wetlap is considered to be acceptable.

389. Furthermore, utilising the publicly available on-street parking is considered to be an appropriate arrangement in this instance given a "whole of development" approach to parking, with this location providing a convenient space for visitor parking to occur.

390. It is not considered that the shortfall of four spaces in the residential visitor parking provision would result in a detrimental impact on parking conditions in the surrounding area, with these spaces expected to be accommodated on-street. The Civil Engineering unit has no objection to the car parking provision for this site.

Bicycle Facilities

391. The development requires 16 resident bicycle spaces and 8 visitor bicycle spaces to be provided on the site under Clause 52.34. A total of 87 bicycle spaces are provided, with 79 for residents and 8 for visitors. As such, the residential requirements are exceeded, with the visitor requirements met.

Residential spaces

392. The number of residential spaces meets the SDAPP best practice rate of 1 space per dwelling (i.e. 79 spaces). It is noted that the initial comments provided by Council's Strategic Transport officer incorrectly identified only 74 resident bicycle spaces, however these calculations were incorrect, with a total of 79 spaces to be provided. The location and design of these spaces were considered to be generally adequate by Council's Strategic Transport Unit, noting that;
    (a) All spaces appear to be within secure storage areas (noting the resident car spaces within 'The Loft' appears to be gated;
    (b) Walkways and storage area dimensions appear to comply with Australian Standard AS2890.3 requirements; and,

(c) 21% of resident spaces are provided as horizontal at grade spaces.

393. With regards to access to the bicycle spaces for the Loft apartments, Council's Strategic Transport Officer recommended that access to this bike storage area would be greatly improved by providing access at the south (where the Booster cabinet is currently located), rather than forcing cyclists to walk the length of the car park area. If this was not possible, then it was recommended that wheel stops be installed in each of the adjacent car spaces to ensure vehicles cannot be parked in a manner which blocks the accessway to the bike store. The sketch plans have incorporated wheel stops at the end of each car parking space as recommended (with the location of the fire booster cabinet inhibiting direct access to the bicycle storage from Joel Terrace). As this alteration was one recommended by Council's Strategic Transport Officer, it is considered acceptable and will form a condition of the permit.

394. A Green Travel Plan (GTP) was submitted with the original application (dated 16 December 2019). As the numbers and layout of bicycle parking has altered since this time, a condition will require an updated GTP be submitted to reflect these changes.

Visitor bicycles

395. A total of 8 visitor bicycle spaces is proposed; with these located against the southern wall of the Loft apartments. The BESS best practice standard recommends 0.25 visitor spaces per dwelling, with this equating to 19 spaces. Whilst this standard is not met, the provision of 8 spaces was considered satisfactory by Council's Strategic Transport Unit, who noted;
(a) 8 spaces meet the statutory requirement.
(b) There are additional visitor spaces proposed in the public realm surrounding the site (i.e. there are 18 spaces adjacent or near Paper Square Park);
(c) Combined, the spaces provided on site and in the adjacent public realm exceeds Council's best practice rate for visitor use (22 spaces); and,
(d) Spaces are located in an easy to access location suitable for short term visitor use.

Design and Access

396. The basement and individual garage car parking design and access arrangements have been assessed by Council's Engineering Services Unit under clause 52.06-9 of the Scheme and relevant clauses of the Australian/New Zealand Standards AS/NZS 2890.6:2009. While these details are considered to be largely satisfactory, the following additional dimensions have been requested by Council's Engineering Services Unit:
(a) Headroom clearances for the Main Entry doorway, individual townhouse garage doorways and all on-site car parking areas;
(b) Column depths and setbacks;
(c) Clearances to walls; and;
(d) Blind aisle extensions.

397. These details were included on the Sketch Plans, with the minor alterations to the basement layout assessed by Council Engineers and considered appropriate. These changes will be conditioned accordingly.

Traffic Generation

398. The Traffic Impact Assessment submitted with the application prepared by GTA and dated 16 December 2019 anticipate an additional 290 vehicle movements per day, with 96 vehicle movements during a peak hour.

Proposed Use	Adopted Traffic Generation Rate	Daily	Peak Hour

		Traffic	AM	PM
Residential – Medium density (15 dwellings)	0.44 trips per dwelling in each peak hour Peak hour volumes are 10% of daily volume	70	7	7
Residential – High density (64 dwellings)	0.35 trips per dwelling in each peak hour Peak hour volumes are 10% of daily volume	220	22	22
	Total	**290**	**29**	**29**

399. While Council's Engineering Service Unit raised no concern with the traffic movements associated with this particular application, they noted that to date it appears that a compilation of peak hour traffic volumes of approved individual sites has not been undertaken, in order to enable testing of whether these volumes are in line with those contemplated in the Traffic Management Plan (TMP). The Engineering comments note that whilst the peak hour volumes from this site do not appear to be unduly high, the report does not demonstrate how volumes generated from this site would be accommodated within the broader road network.

400. GTA notes that an extensive traffic impact assessment of the overall site has previously been undertaken and documented for the Development Plan approval within the report titled "Alphington Paper Mill Site Development Plan, Traffic Management Plan", dated 19 August 2015. In this regard, the traffic assessment involved microsimulation modelling that individually modelled each vehicle within the road network operation

401. Based on this modelling, the anticipated traffic impact of the proposed development on the surrounding road network was considered to be acceptable. Further to this, in advice provided for other precincts within the overall development, GTA clarified that the microsimulation modelling approved for the endorsed TMP contemplates up to 2,500 dwellings (including supplementary retail and commercial uses) within the full development of the master plan. Based upon the current development applications that have either been constructed, approved or under consideration, an estimate of 2,370 dwellings is expected within the full development of the masterplan.

402. As the expected number of dwellings is less than original contemplated within the TMP and the previous microsimulation modelling, the approved and future development precincts are expected to generate less traffic that accounted for in the endorsed TMP. Based upon this further clarification, the traffic impact from the development, and the overall site is considered satisfactory.

External Consultation

403. None as advised earlier, the application is exempt from the notice and appeal provision of the *Planning and Environment Act 1987.*

Internal Consultation (One Yarra)

404. A number of internal departments were referred the application and their comments form part of this report.

Financial Implications

405. None at this stage. However, there is a risk for a challenge of any decision Council makes at the Victorian Civil and Administrative Tribunal.

Economic Implications

406. The proposal would facilitate economic growth through the introduction of additional residents to the area.

Sustainability Implications

407. Sustainability has been considered as part of the assessment of the application.

Social Implications

408. No particular social implications are known.

Human Rights Implications

409. No Human Rights implications are known.

Communications with CALD Communities Implications

410. No CALD community implications are known.

Council Plan, Strategy and Policy Implications

411. All relevant policies have been referenced within the report.

Legal Implications

412. None.

Conclusion

413. Based on the above assessment and subject to the conditions discussed throughout, the proposal is considered to substantially comply with the relevant planning policy pursuant to the Yarra Planning Scheme and the aspirations of the Alphington Paper Mill Development Plan December 2016 for the Workshop Precinct.

RECOMMENDATION

That Council:

(a) note the report of officers assessing the planning permit application; and
(b) determine that had it been in the position to, it would have issued Planning Permit PLN19/0931 for construction of a multi-storey apartment building and townhouses and a reduction of the statutory car parking requirements generally in accordance with the Development Plan, generally in accordance with the plans and reports noted previously as the “decision plans” and subject to the following conditions set out below.

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 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 Drawing Ref. TP02-TP04, TP10-TP16, TP20-TP23, TP30-TP31, TP40-TP45, TP60-TP69, TP100-TP124, TP200-TP201, TPTP107, TP200-TP201, TP300-TP307 prepared by Techne Architecture dated 12 March, 13 March & 16 March 2020 but modified to show:

(a) The following changes as demonstrated in the Sketch Plans (dated 8 December 2020);
  (i) The glazed wall between the entrance ramp and lobby of the Wetlap building;
  (ii) The additional glazing within the façade of the residential entrance to the Wetlap building;
  (iii) The additional windows and amended materiality of the southern walls of Lofts 6 & 12;
  (iv) The increased scale of the waste storage area in the basement;
  (v) The relocation of the switchroom from the northern boundary to the basement, and the relocation of the water meter from the northern boundary to the southern boundary;
  (vi) The removal of the separate 'studies' in apartments G.4, 1.4, 2.4 & 3.4;
  (vii) The reduced room depth (to a maximum of 9m) for Loft Type 2;
  (viii) The addition of wheel stops in each of the Loft apartment car parking spaces;
  (ix) All changes to the basement and car parking layout, including;
    - Dimensions of internal headroom clearances for all entrances/doorways and car parking spaces;
    - Column depths and setbacks;
    - Clearances to walls; and;
    - Blind aisle extensions.

(b) Amended drawings TP12-TP16 to demonstrate a minimum 1.5m setback from the western boundary for Levels 1-5 of the Loft apartments;

(c) The location of screening for bedroom windows in Apartments G.1, 1.1, 2.1, 3.1 & 4.1 to be shown consistently on all floor plans and elevations;

(d) The height of the internal screening between balconies/roof terraces to be notated on the plans (with a minimum height of 1.8m provided);

(e) The southern side of the roof terrace associated with TH1 to be screened in accordance with Clause 55.04-6 of the Yarra Planning Scheme;

(f) The internal ramp adjacent to the Wetlap building pedestrian lobby to have a minimum width of 1.8m;

(g) The walkways associated with the Loft apartments to have minimum widths of 1.8m for their full lengths;

(h) Location and details of lighting to all lobby areas and dwelling entrances;

(i) Details of signage and linemarking to assist in providing a safe pedestrian 'walkway' between the Paper Square Park and the Paper Trail (via the internal accessway);

(j) The maximum height of fencing along the western frontage of the Loft apartments to be 2.6m;

(k) Location of the substation concealed from the public realm or otherwise suitably integrated into the development unless confirmation is provided by the relevant authorities that these services are not required;

(l) Location of air-condensers for all apartments and townhouses, with these to be concealed from the public realm and located away from proposed plantings;

(m) Location of individual mailboxes for each townhouse;

(n) The provision of a minimum of 6 cubic metres of storage for each townhouse;

(o) Bathrooms to accessible apartments to demonstrate full compliance with either Option A or Option B in Table D4 of clause 58.05-1, with a minimum of 50% of all apartments (inclusive of Wetlap and Loft apartments) to meet this Standard;

(p) The location of the EV charging space within the basement;

(q) Electric Vehicle infrastructure as follows:
  i. One or more distribution boards within each basement level with capacity for future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;
  ii. A scalable load management system to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand;
  iii. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

Reports

(r) any requirements as a result of the endorsed Sustainable Management Plan report pursuant to condition 11 to be shown on plans;
(s) any amendments as require by the endorsed Landscape Plan pursuant to condition 13 to be shown on plans.

Ongoing Architect Involvement

2. As part of the ongoing consultant team, Techne Architecture 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.

General

3. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

4. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

5. Before the buildings are 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.

6. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

7. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

8. Before the buildings are occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Staging

9. Before development commences, a Staging plan must be submitted to and be approved to the satisfaction of the Responsible Authority. The Staging Plan must include, but not limited to, plans and information detailing any public realm works, proposed temporary treatment and use of vacant land. The development must proceed in order of the stages as shown on the endorsed plan(s), unless otherwise agreed to in writing by the Responsible Authority.

Façade Strategy

10. 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;
    (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, including any vegetation; and
    (d) a sample board and coloured drawings outlining colours, materials and finishes.

Sustainable Management Plan

11. In conjunction with the submission of development plans under Condition 1, an amended Sustainable Management Plan (SMP) 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 SMP must be generally in accordance with the Sustainable Management Plan prepared by Cundall and dated 21 January 2021, but modified to include or show:

    (a) All dwellings designed to not exceed the 21MJ/m^2 cooling loads;

    (b) A Daylight Modelling Report, demonstrating that 100% of living areas to all dwellings meet the best practice daylight factor standards, via alterations to material reflectivity, glazing specification and internal layout changes;

    (c) Electric Vehicle infrastructure as follows:

        i. One or more distribution boards within each basement level with capacity for future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

        ii. A scalable load management system to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand;

        iii. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

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

Landscaping

13. In conjunction with the submission of development plans under condition 1, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by MDG and dated 22 December 2020, but modified to include (or show):
    (a) Consistency with the architectural drawings pursuant to Condition 1;
    (b) Location and details of lighting to illuminate the publically accessible walkways, communal courtyards, building and dwelling entries;
    (c) A fully resolved levels and grading plan to demonstrate that overland flow is addressed accordingly;
    (d) Show any required tactiles and handrails, to be accommodated within title boundaries.
    (e) Confirmation that the clear width of the ramp along the shared interface with the Townhouses and Paper Square Park will be a minimum width of 1.5m, with the location of the required handrails shown;
    (f) Confirmation that the full extent of the entrance ramp to the Wetlap building will have integrated access to the Paper Trail;
    (g) Confirmation of seating proposed in front of the pedestrian entrance to the Wetlap building (if any);
    (h) Any exposed drainage infrastructure (e.g. trench grates) and confirmation on how irrigation and drainage to the garden beds, trellis and planter landscaping will be provided;
    (i) Nominated plant species, including plant quantities for individual planters;

(j) Confirmation that no plant species are listed on DELWP's listing of environmental weed species;
(k) Maintenance program for all landscaped areas, garden beds (with particular reference to the eastern garden beds of the Wetlap building) and climbing plant species, planter boxes on balconies and terraces.

14. Before the building is occupied, or such later date as is approved by the Responsible Authority, the landscaping works shown on the endorsed landscaping plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed plans 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;
(c) Functioning irrigation system to all planted areas, and
(d) replacing any dead, diseased, dying or damaged plants,
all to the satisfaction of the Responsible Authority.

Lighting

15. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkways and dwelling entrances must be provided. Lighting must be:
(a) located;
(b) directed;
(c) shielded; and
(d) of limited intensity,
to the satisfaction of the Responsible Authority.

Waste Management Plan

16. 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 Irwin Consult and dated 17 December 2020, but modified to include:

(a) Any changes required as a result of the amended plans pursuant to Condition 1.

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

Green Travel Plan

18. Before the development commences, 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 GTA Consultants and dated 16 December 2019, but modified to include or show:

(a) Updated visitor and residential bicycle layout and provision;
(b) Any other changes as a result of the amended plans pursuant to Condition1.

19. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

20. Before the development commences, the provision of a schedule outlining the overall number and location of visitor bicycle parking spaces proposed within the Workshop Precinct.

Road Infrastructure

21. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, vehicle access from Joel Terrace 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.

22. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, 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:
    (a) at the permit holder's cost; and
    (b) to the satisfaction of the Responsible Authority.

23. Before the buildings are occupied, the footpaths, kerbs, channels and roadways adjacent to the site are to be constructed to the satisfaction of the Responsible Authority.

Car parking

24. Before the building 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;
    (c) line-marked or provided with some adequate means of showing the car parking spaces;

    to the satisfaction of the Responsible Authority.

Developer Contributions

25. Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.

Construction Management

26. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
    (b) works necessary to protect road and other infrastructure;
    (c) remediation of any damage to road and other infrastructure;
    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

(e) facilities for vehicle washing, which must be located on the land;

(f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

(g) site security;

(h) management of any environmental hazards including, but not limited to,:

  (i) contaminated soil;

  (ii) materials and waste;

  (iii) dust;

  (iv) stormwater contamination from run-off and wash-waters;

  (v) sediment from the land on roads;

  (vi) washing of concrete trucks and other vehicles and machinery; and

  (vii) spillage from refuelling cranes and other vehicles and machinery;

(i) the construction program;

(j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

(k) parking facilities for construction workers;

(l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

(m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

(n) measures to maintain the access and integrity of the continuous bike path along Heidelberg Road;

(o) 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;

(p) 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;

(q) 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

(r) any site-specific requirements.

During the construction:

(s) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(t) 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;

(u) vehicle borne material must not accumulate on the roads abutting the land;

(v) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(w) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

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

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

29. 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 am or after 6 pm;

(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or

(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time Expiry

30. This permit will expire if:

(a) the development is not commenced within two years of the date of this permit; or
(b) the development is not completed within four years of the 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:

Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.

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.

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

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

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the

commencement of development permitted under the permit.

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

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

All future property owners, occupiers or visitors, within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

Attachments

1⇩ PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

2⇩ PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

3⇩ PLN19/0931-1 Latrobe Avenue Alphington - Urban Design and Open Space Comments final

4⇩ PLN19/0931 - 1 Latrobe Avenue Alphington - Engineering referral comments

5⇩ PLN19/0931 - 1 Latrobe Ave, Alphington - Strategic Transport referral comments

6⇩ PLN19/0931 - 1 Latrobe Ave, Alphington - Heritage referral comments

7⇩ PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

8⇩ PLN19/0931 - 1 Latrobe Ave, Alphington - Additional ESD Advice

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

WETLAP RESIDENTIAL DEVELOPMENT



TOWN PLANNING_DRAWING SCHEDULE

TP00	COVER PAGE & DRAWING LIST
TP01	SITE PLAN
TP02	EXISTING & DEMOLITION WETLAP BUILDING PLANS
TP03	EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS
TP04	EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS
TP10	PROPOSED BASEMENT / LOWER GND MEZ PLAN
TP11	PROPOSED GROUND FLOOR PLAN
TP12	PROPOSED LEVEL 1 PLAN
TP13	PROPOSED LEVEL 2 PLAN
TP14	PROPOSED LEVEL 3 PLAN
TP15	PROPOSED LEVEL 4 PLAN
TP16	PROPOSED ROOF PLAN
TP30	PROPOSED ELEVATIONS (SHEET 01)
TP31	PROPOSED ELEVATIONS (SHEET 02)
TP32	PROPOSED ELEVATIONS (SHEET 03)
TP33	PROPOSED ELEVATIONS (SHEET 04)
TP40	SITE SECTIONS
TP41	SITE SECTIONS
TP42	SHADOW DIAGRAMS
TP43	SHADOW DIAGRAMS
TP44	SHADOW DIAGRAMS
TP45	SHADOW DIAGRAMS
TP50	OVERLOOKING DIAGRAMS
TP51	OVERLOOKING DIAGRAMS
TP60	LEVEL GROUND ACCESSIBILITY PLAN
TP61	LEVEL 1 ACCESSIBILITY PLAN
TP62	LEVEL 2 ACCESSIBILITY PLAN
TP63	LEVEL 3 ACCESSIBILITY PLAN
TP64	LEVEL 4 ACCESSIBILITY PLAN
TP65	LEVEL GROUND NATURAL VENTILATION PLAN
TP66	LEVEL 1 NATURAL VENTILATION PLAN
TP67	LEVEL 2 NATURAL VENTILATION PLAN
TP68	LEVEL 3 NATURAL VENTILATION PLAN
TP69	LEVEL 4 NATURAL VENTILATION PLAN
TP100	COMPLIANCE PLANS APT TYPE A1
TP101	COMPLIANCE PLANS APT TYPE B1 & B1M
TP102	COMPLIANCE PLANS APT TYPE B2 & B2M
TP103	COMPLIANCE PLANS APT TYPE B3 & B3M
TP104	COMPLIANCE PLANS APT TYPE B4 & B4M
TP105	COMPLIANCE PLANS APT TYPE C1
TP106	COMPLIANCE PLANS APT TYPE C2
TP107	COMPLIANCE PLANS APT TYPE C3
TP108	COMPLIANCE PLANS APT TYPE D1
TP109	COMPLIANCE PLANS APT TYPE D2
TP110	COMPLIANCE PLANS APT TYPE D3
TP111	COMPLIANCE PLANS APT TYPE E1
TP112	COMPLIANCE PLANS APT TYPE F1
TP113	COMPLIANCE PLANS APT TYPE F2
TP114	COMPLIANCE PLANS APT TYPE F3
TP115	COMPLIANCE PLANS APT TYPE F4
TP116	COMPLIANCE PLANS APT TYPE G1
TP117	COMPLIANCE PLANS APT TYPE G2
TP118	COMPLIANCE PLANS APT TYPE G3
TP119	COMPLIANCE PLANS APT TYPE G4
TP120	COMPLIANCE PLANS APT TYPE H1 & H1M
TP121	COMPLIANCE PLANS APT TYPE H2 & H2M
TP122	COMPLIANCE PLANS APT TYPE H3 & H3M
TP123	COMPLIANCE PLANS APT TYPE H4 & H4M
TP124	COMPLIANCE PLANS APT TYPE J1
TP300	COMPLIANCE PLANS LOFT TYPE 1
TP301	COMPLIANCE PLANS LOFT TYPE 2
TP300	TOWNHOUSE TYPE T1
TP301	TOWNHOUSE TYPE T1 - MIRRORED
TP302	TOWNHOUSE TYPE T1 - END
TP303	TOWNHOUSE TYPE T2
TP304	TOWNHOUSE TYPE T2 - MIRRORED
TP305	TOWNHOUSE TYPE T2 - END
TP306	TOWNHOUSE TYPE T3
TP307	TOWNHOUSE TYPE T4
TP400	COMPLIANCE MATRIX

EXECUTIVE SUMMARY

SITE AREA (Excluding subterranean basement area)	3680 m²
SUBSTRATA/NON-BASEMENT AREA	710 m²
TOTAL NUMBER OF DWELLINGS	79
3 BEDROOM APARTMENTS	5
2 BEDROOM APARTMENTS	54
1 BEDROOM APARTMENTS	13
2 BEDROOM LOFTS	12
3 BEDROOM TOWNHOUSES	7
2 BEDROOM TOWNHOUSES	8
TOTAL NUMBER OF CARPARKS	97
RESIDENTIAL CAR PARKS	91
VISITOR CAR PARKS (WITHIN SITE BOUNDARY)	6
TOTAL NUMBER OF BICYCLE PARKING SPACES	87
RESIDENTIAL BICYCLE PARKING SPACES	79
VISITOR BICYCLE PARKING SPACES	8

COVER PAGE & DRAWING LIST 1 : 100

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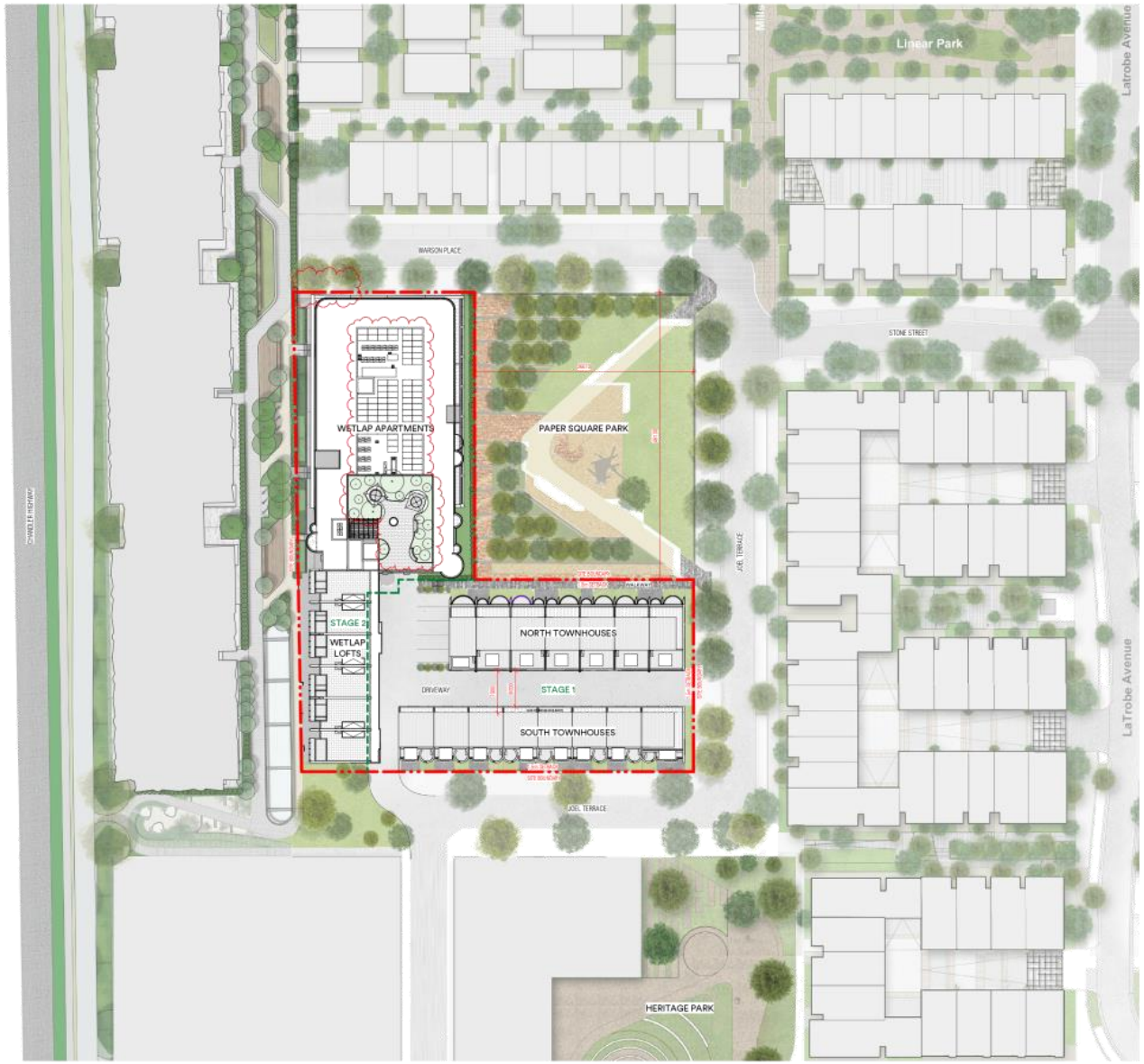
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NORTH

TOWN PLANNING

TP00D

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SITE PLAN 1 : 350

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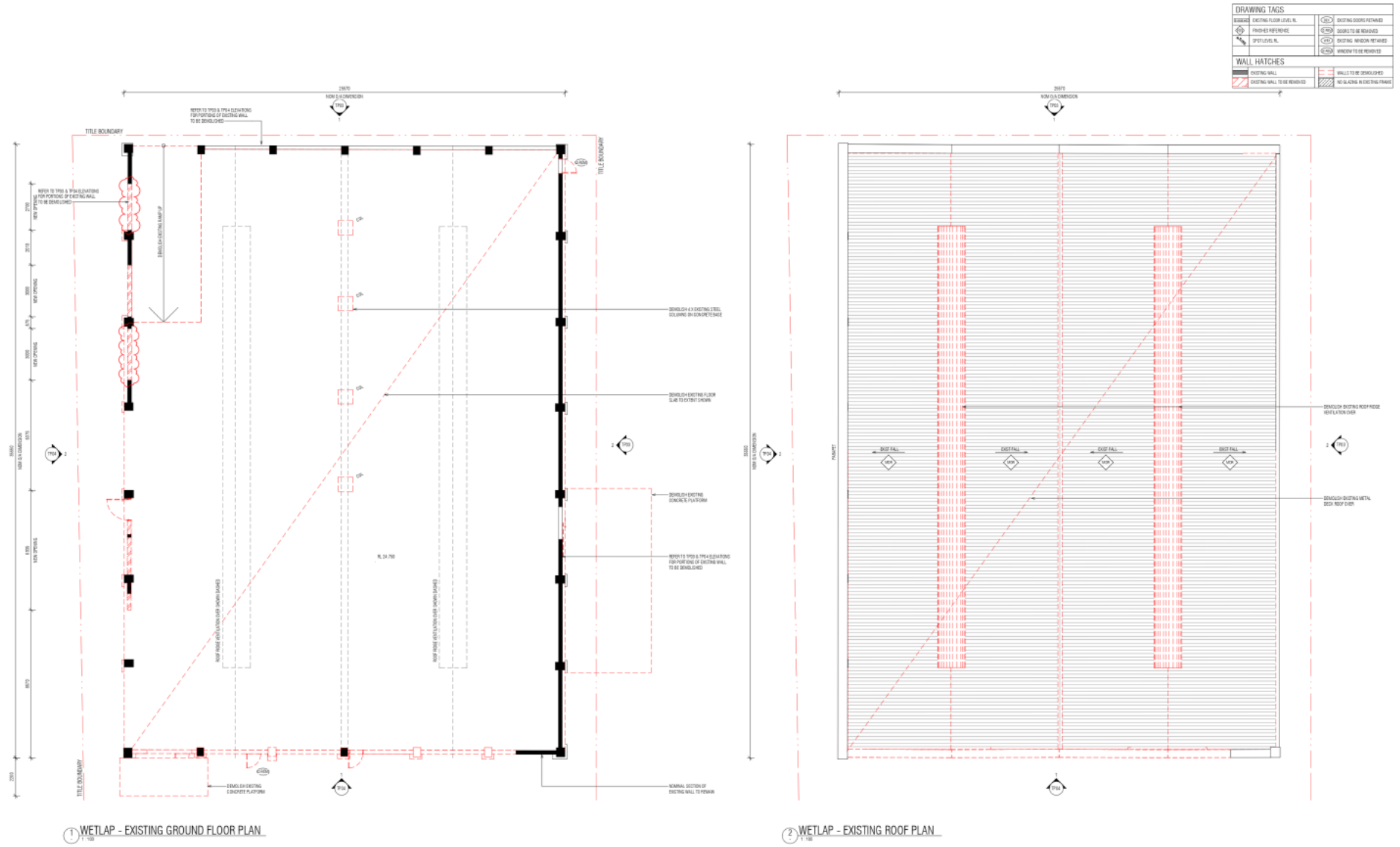
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NORTH

TOWN PLANNING
TP01 E

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EXISTING & DEMOLITION WETLAP BUILDING PLANS 1 : 100

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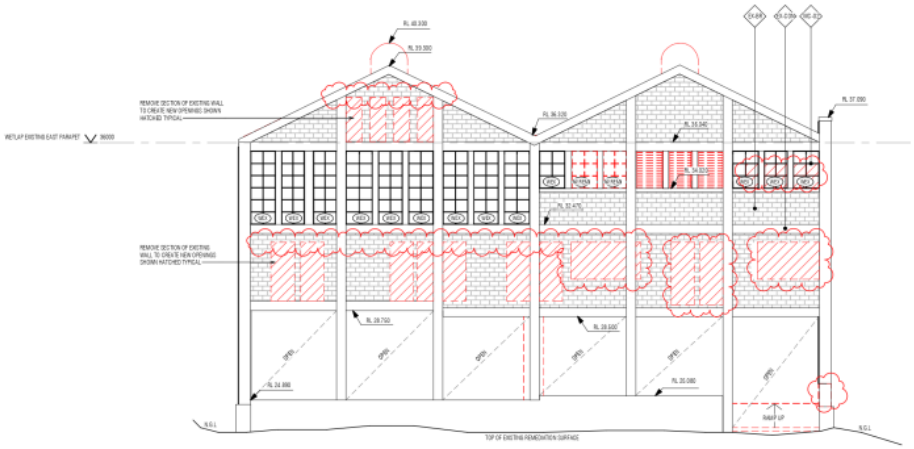
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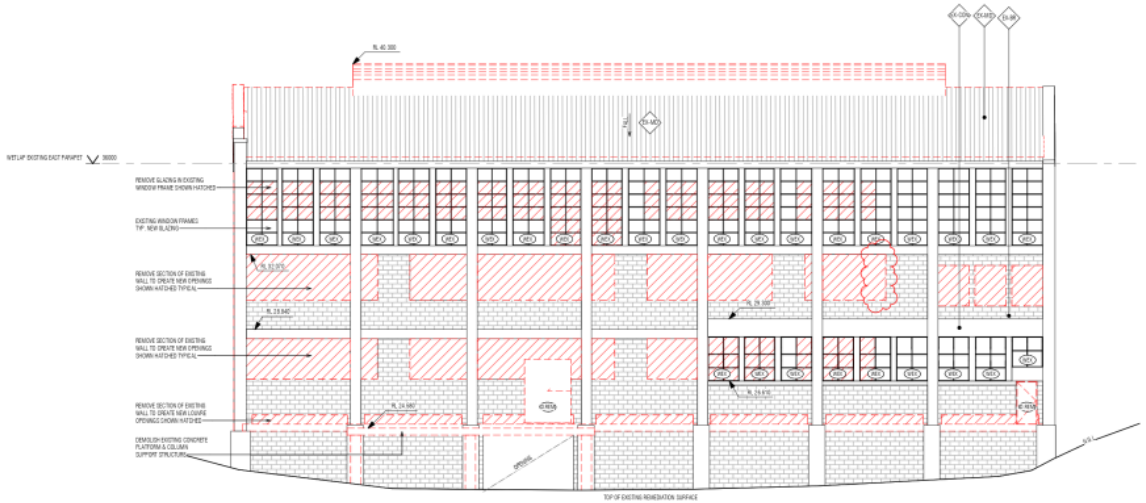
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TOWN PLANNING
TP02C

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1 WETLAP - EXISTING NORTH ELEVATION
1:100



2 WETLAP - EXISTING EAST ELEVATION
1:100

DRAWING TAGS

WALL HATCHES

EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS 1 : 100

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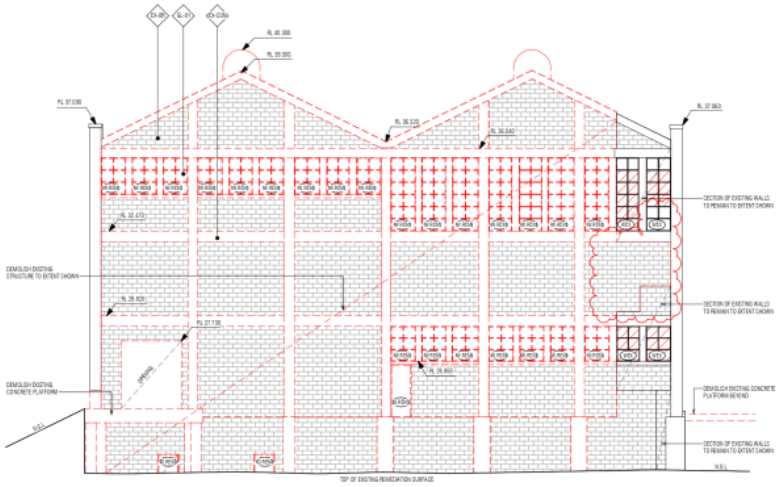
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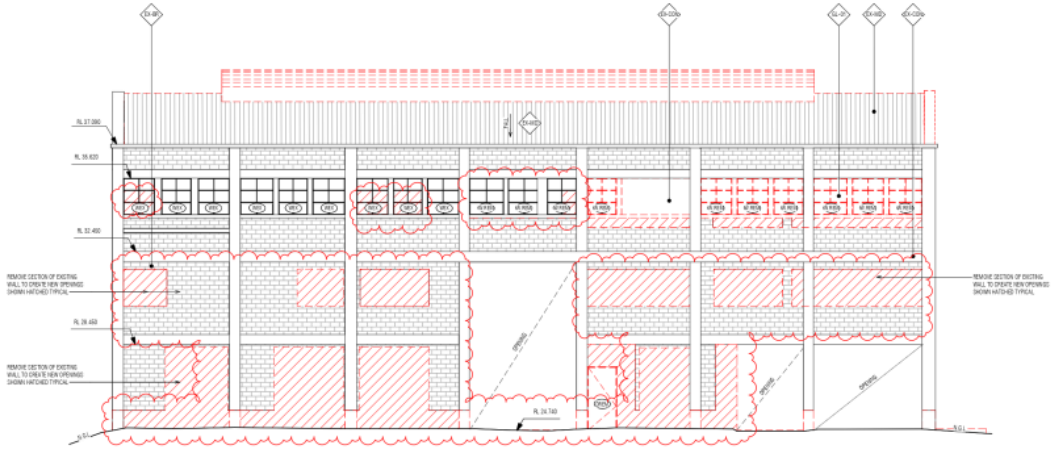
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TOWN PLANNING
TP03D

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1 WETLAP - EXISTING SOUTH ELEVATION
1 : 100



2 WETLAP - EXISTING WEST ELEVATION
1 : 100

DRAWING TAGS

WALL HATCHES

EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS 1 : 100

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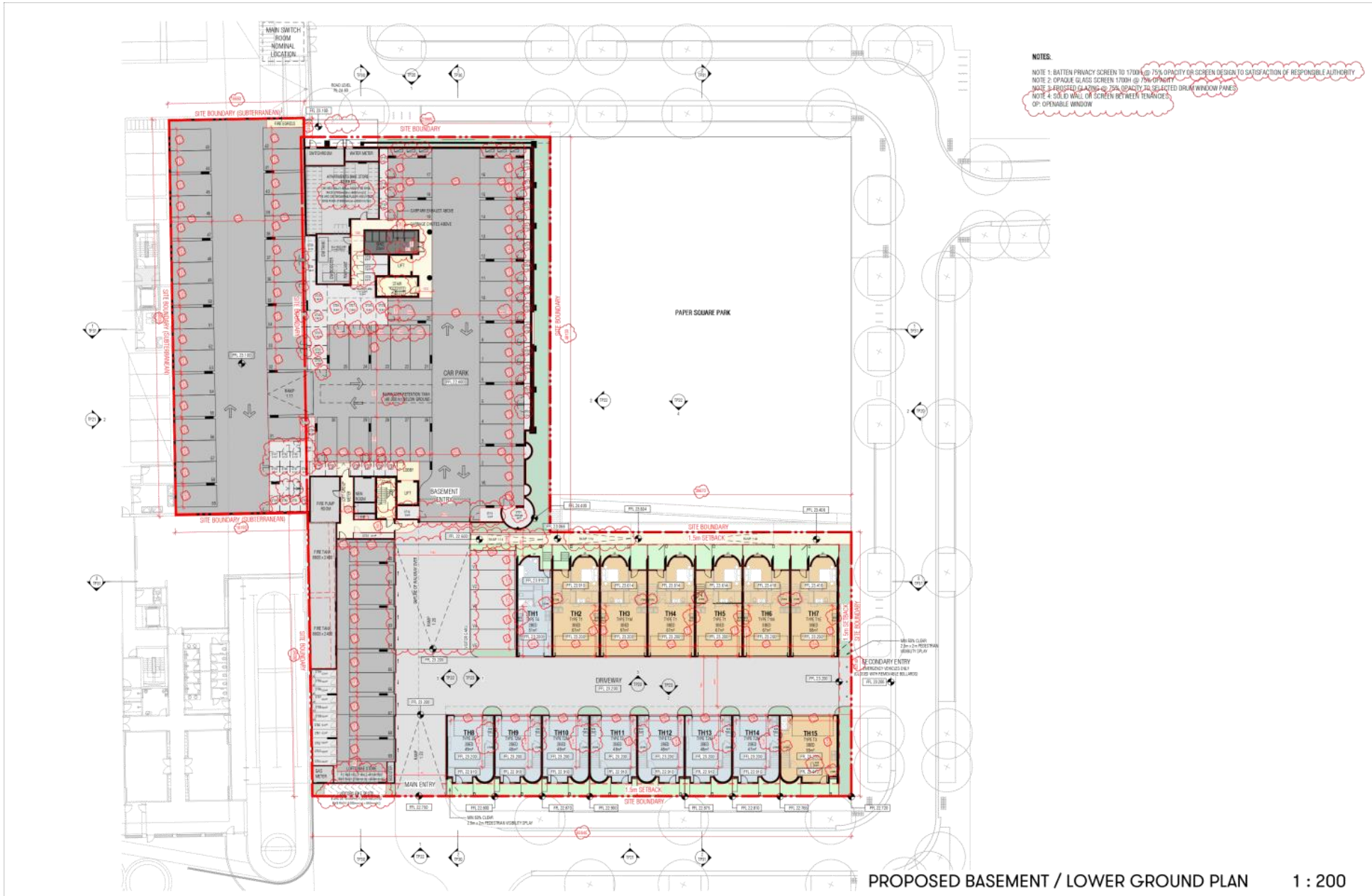
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TOWN PLANNING
TP04D

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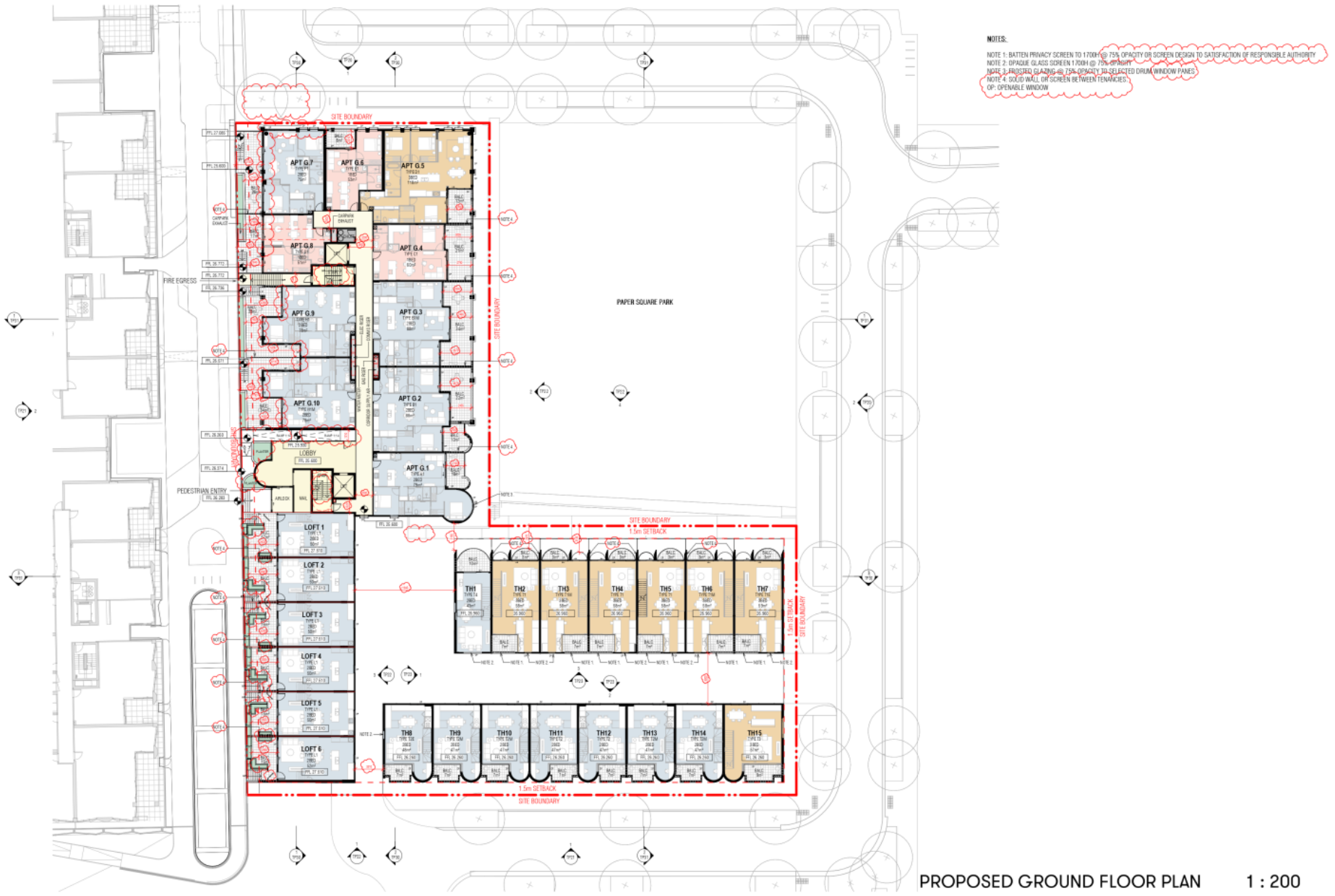
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TOWN PLANNING
TP10D

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TOWN PLANNING
TP11 F

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PROPOSED LEVEL 1 PLAN 1 : 200

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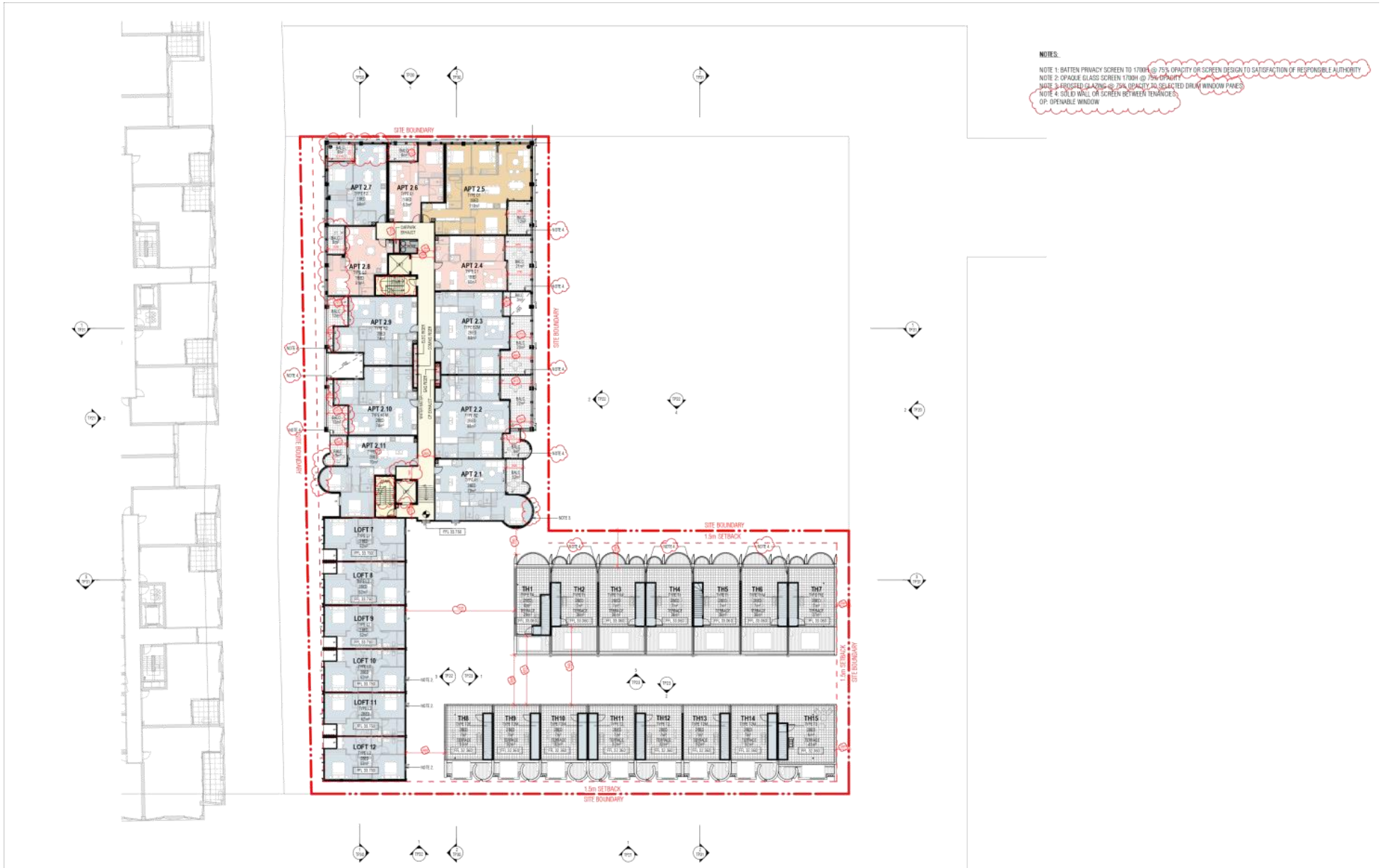
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TOWN PLANNING
TP12 F

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PROPOSED LEVEL 2 PLAN 1 : 200

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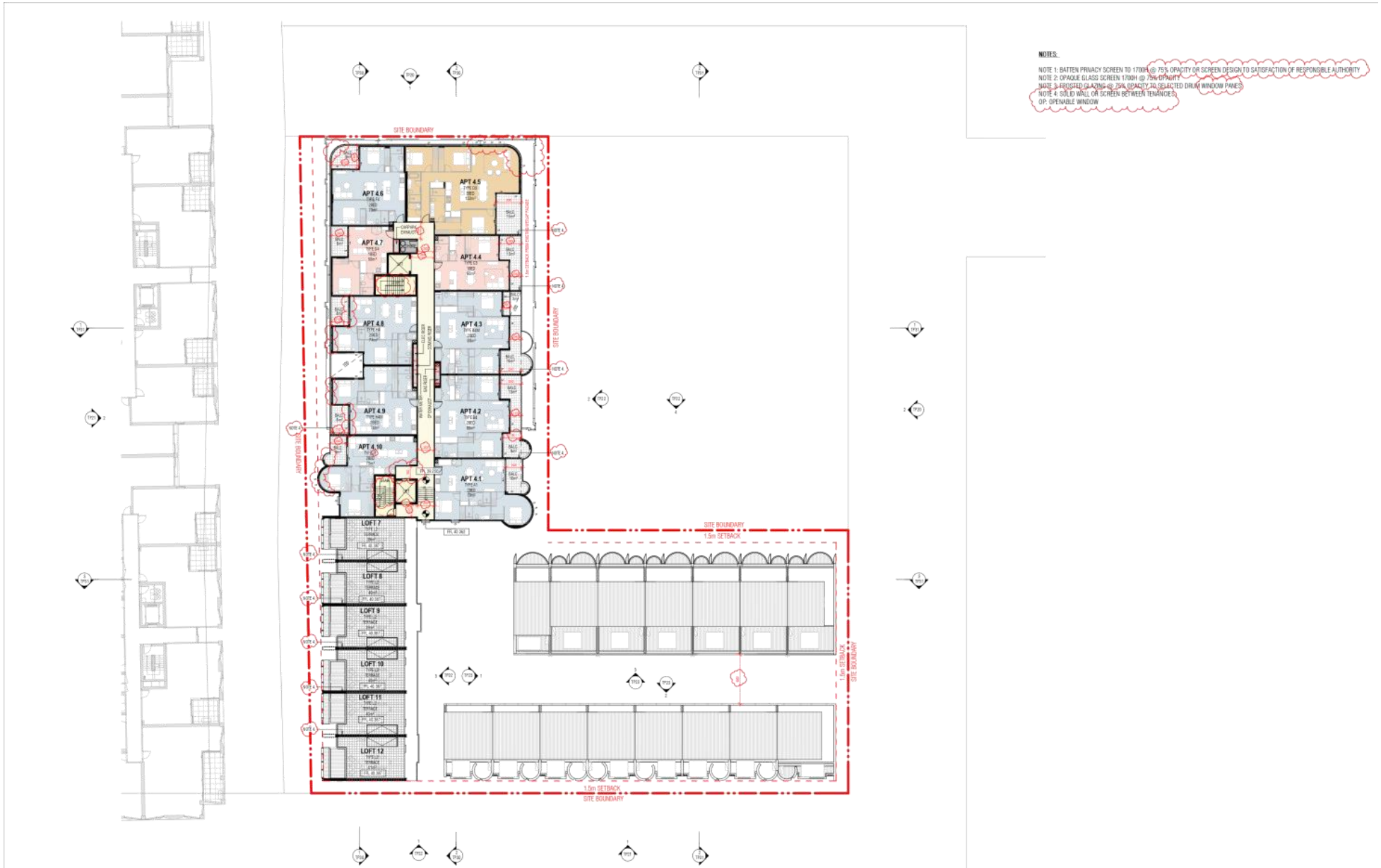
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TOWN PLANNING
TP13 F

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PROPOSED LEVEL 4 PLAN 1 : 200

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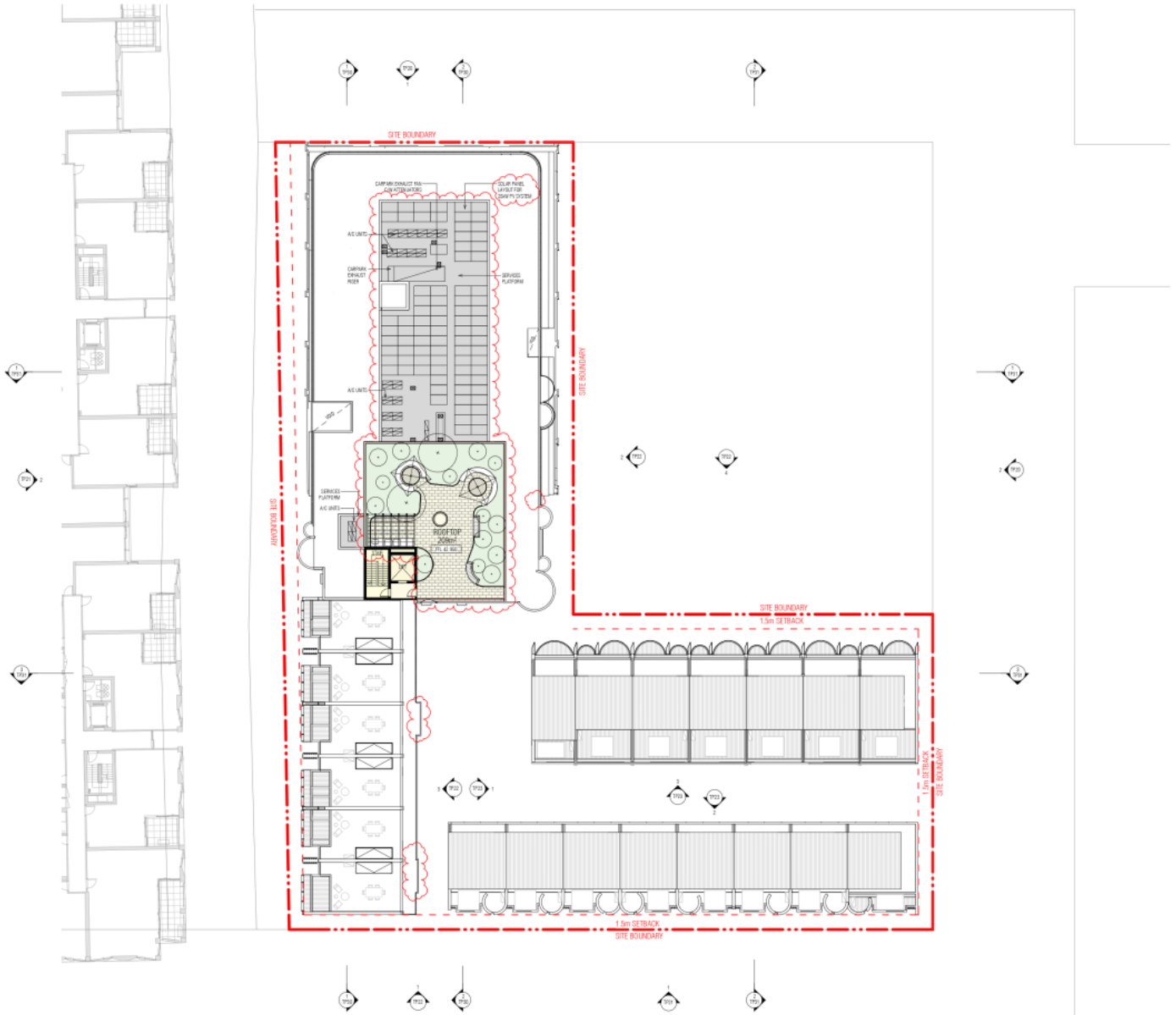
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TOWN PLANNING
TP15G

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PROPOSED ROOF PLAN 1 : 200

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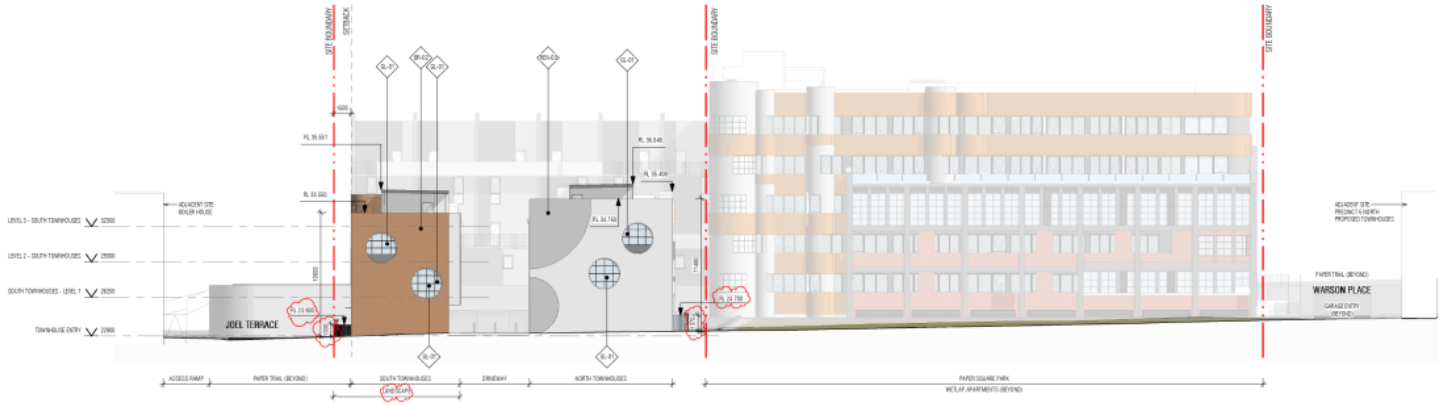
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DESIGN DEVELOPMENT
TP16 D

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1 PROPOSED NORTH ELEVATION
TP10 1 : 200



2 PROPOSED EAST ELEVATION
TP10 1 : 200

FINISHES - EXTERNAL

FACADES		
BR-01	RED PRESSED BRICKS - VERTICAL	RECYCLED BRICK FINISH
BR-02	RED PRESSED BRICKS - HORIZONTAL	RECYCLED BRICK FINISH
BR-03	BRICK	CHARCOAL BRICK FINISH
BR-04	BRICKS TO MATCH EXISTING WETLAP FACADE	
EX-BR	EXISTING WETLAP FACADE BRICKS	
EX-CON	EXISTING CONCRETE WETLAP FACADE	CONCRETE FINISH
CF-01	FORMED CONCRETE LOOK	NATURAL CONCRETE FINISH
DR-01	SOLID CORE FLUSH FRAME DOOR	DARK GREY PAINT FINISH
WN-01	AL FRAME WINDOW - BLACK POWDERCOAT	CLEAR GLAZING
WC-01	CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
WC-02	METAL STEEL CLADDING	BLACK FINISH
WC-03	PERFORATED CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MT-01	METAL FRAME	BLACK POWDERCOAT FINISH
MT-02	SPANDREL PANEL	BLACK POWDERCOAT FINISH
PEN-01	LIGHT RENDER	LIGHT FINISH
PEN-02	DARK RENDER	DARK FINISH
PEN-03	MEDIUM RENDER	MEDIUM FINISH
GL-01	GLAZING	CLEAR
GL-02	GLAZING (1700mm HIGH 75% OPACITY)	OPAQUE
GL-03	GLAZING	FROSTED
TM-01	TIMBER LOOK GARAGE DOORS	TIMBER LOOK FINISH
ROOF MATERIALS		
RF-01	METAL DECK ROOFING	GALVANISED STEEL
RF-02	FASCIA & CAPPINGS	BLACK POWDERCOAT FINISH
RF-03	ROOF SOFFIT LININGS	GREY PAINT FINISH
PRIVACY SCREENS AND BALUSTRADES		
BL-01	VERTICAL STEEL BLADE BALUSTRADE - 1000mm HIGH	BLACK POWDERCOAT FINISH
LANDSCAPE AND FENCING		
SF-01	VERTICAL STEEL BLADE FENCING	BLACK POWDERCOAT FINISH

PROPOSED ELEVATIONS (SHEET 01) 1 : 200

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TOWN PLANNING
TP20G

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1 PROPOSED SOUTH ELEVATION



2 PROPOSED WEST ELEVATION

FINISHES - EXTERNAL

FACADES		
BR-01	RED PRESSED BRICKS - VERTICAL	RECYCLED BRICK FINISH
BR-02	RED PRESSED BRICKS - HORIZONTAL	RECYCLED BRICK FINISH
BR-03	BRICK	CHARCOAL BRICK FINISH
BR-04	BRICKS TO MATCH EXISTING WETLAP FACADE	
EX-BR	EXISTING WETLAP FACADE BRICKS	
EX-CON	EXISTING CONCRETE WETLAP FACADE	CONCRETE FINISH
CF-01	FORMED CONCRETE LOOK	NATURAL CONCRETE FINISH
CW-01	DULUX COMPLYFLOOR PAINT, 300M	DARK GREY PAINT FINISH
WN-01	AL. FRAME WINDOW, BLACK POWDERCOAT	DUNK GLAZING
MC-01	CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MC-02	METAL STEEL CLADDING	BLUESHADED FINISH
MC-03	PERFORATED CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MF-01	METAL FRAME	BLACK POWDERCOAT FINISH
MT-02	SPANDREL PANEL	BLACK POWDERCOAT FINISH
REN-01	LIGHT RENDER	LIGHT FINISH
REN-02	DARK RENDER	DARK FINISH
REN-03	MEDIUM RENDER	MEDIUM FINISH
GL-01	GLAZING	CLEAR
GL-02	GLAZING (1700mm HIGH 75% OPACITY)	OPAQUE
GL-03	GLAZING	FROSTED
TM-01	TIMBER LOOK GARAGE DOORS	TIMBER LOOK FINISH
ROOF MATERIALS		
RF-01	METAL DECK ROOFING	GALVANISED STEEL
RF-02	FASCIA & GUTTERING	BLACK POWDERCOAT FINISH
RF-03	ROOF COPPIT LEVERGE	SHEET PAINT FINISH
PRIVACY SCREENS AND BALUSTRADES		
BL-01	VERTICAL STEEL BLADES BALUSTRADE - 1000mm HIGH	BLACK POWDERCOAT FINISH
LANDSCAPE AND FENCING		
RF-01	VERTICAL STEEL BLADE FENCING	BLACK POWDERCOAT FINISH

PROPOSED ELEVATIONS (SHEET 02) 1 : 200

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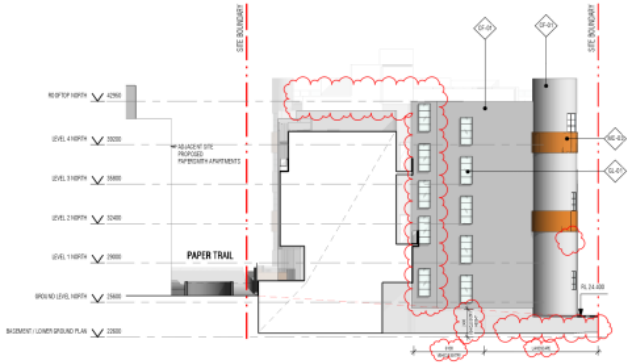
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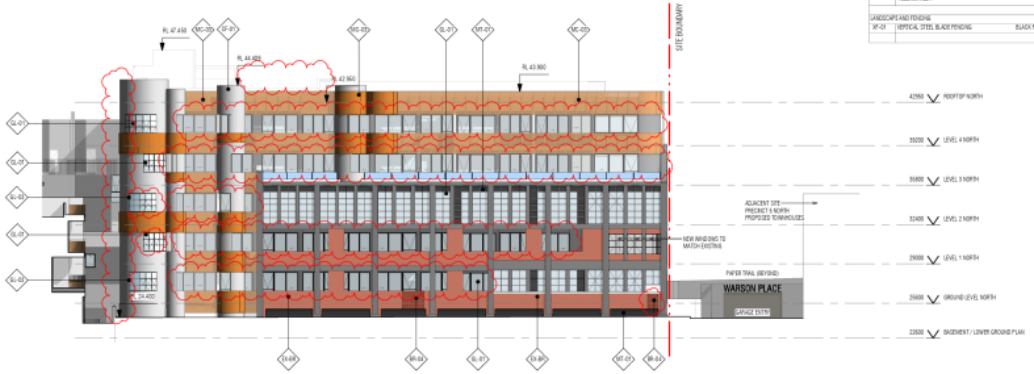
NORTH

TOWN PLANNING
TP21 E

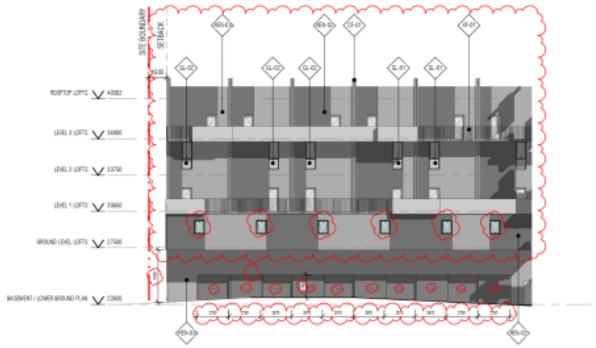
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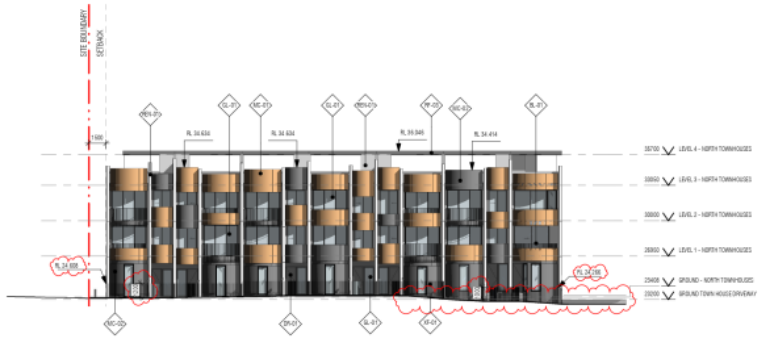
1 PROPOSED SOUTH ELEVATION (WETLAP ONLY)



2 PROPOSED EAST ELEVATION (WETLAP ONLY)



3 PROPOSED EAST ELEVATION (LOFTS)



4 PROPOSED NORTH ELEVATION (TOWNHOUSES)



PROPOSED ELEVATIONS (SHEET 03) 1 : 200

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B	16/12/2019	TOWN PLANNING ISSUE
C	17/12/2019	TOWN PLANNING ISSUE. AMENDED DEMOLITION EXTENT
D	11/03/2020	DRAFT TOWN PLANNING RFI
E	12/03/2020	TOWN PLANNING RFI

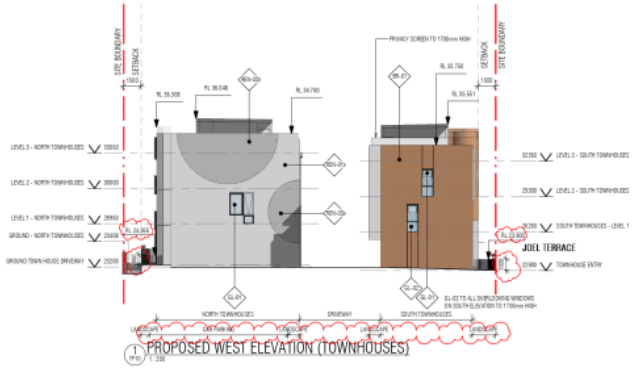
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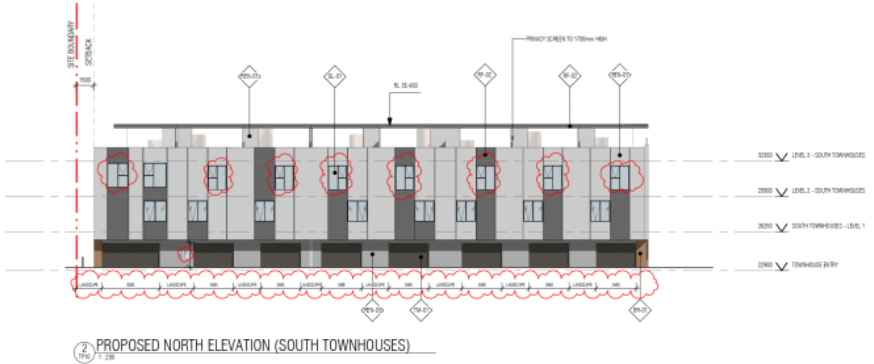
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NORTH

TOWN PLANNING
TP22 E

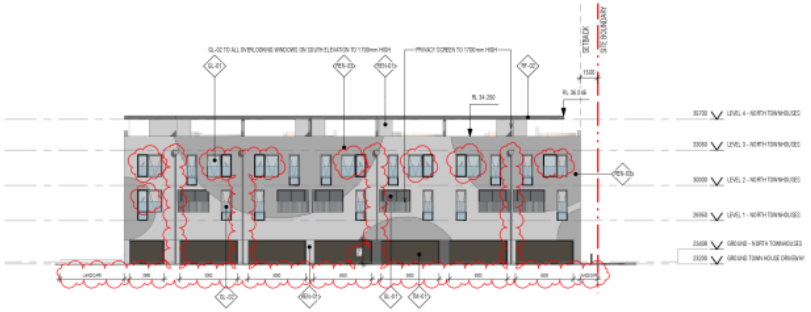
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1 PROPOSED WEST ELEVATION (TOWNHOUSES)



2 PROPOSED NORTH ELEVATION (SOUTH TOWNHOUSES)



3 PROPOSED SOUTH ELEVATION (NORTH TOWNHOUSES)

FINISHES - EXTERNAL

FACADES		
BR-01	RED PRESSED BRICKS - VERTICAL	RECYCLED BRICK FINISH
BR-02	RED PRESSED BRICKS - HORIZONTAL	RECYCLED BRICK FINISH
BR-03	BRICK	CHARCOAL BRICK FINISH
BR-04	BRICKS TO MATCH EXISTING METLAP FACADE	
EX-BR	EXISTING METLAP FACADE BRICKS	
EX-CON	EXISTING CONCRETE METLAP FACADE	CONCRETE FINISH
CF-01	FORMED CONCRETE LOOK	NATURAL CONCRETE FINISH
DR-01	SOLID CORE FLUSH PANEL DOOR	DARK GREY PAINT FINISH
WN-01	AL. FRAME WINDOW, BLACK POWDERCOAT	CLEAR GLAZING
MC-01	CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MC-02	METAL STEEL CLADDING	BLACKENED FINISH
MC-03	PERFORATED CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MT-01	METAL FRAME	BLACK POWDERCOAT FINISH
MT-02	SPANDREL PANEL	BLACK POWDERCOAT FINISH
REN-01	LIGHT RENDER	LIGHT FINISH
REN-02	DARK RENDER	DARK FINISH
REN-03	MEDIUM RENDER	MEDIUM FINISH
GL-01	GLAZING	CLEAR
GL-02	GLAZING (1700mm HIGH 70% OPACITY)	OPAQUE
GL-03	GLAZING	FROSTED
TM-01	TIMBER LOOK GARAGE DOORS	TIMBER LOOK FINISH
ROOF MATERIALS		
RF-01	METAL DECK ROOFING	BALANCED STEEL
RF-02	FASCIA & CAPPINGS	BLACK POWDERCOAT FINISH
RF-03	RE-RF SOFFIT LININGS	GREY PAINT FINISH
PRIVACY SCREENING AND BALUSTRADES		
BL-01	VERTICAL STEEL BLADE BALUSTRADE - 1000mm HIGH	BLACK POWDERCOAT FINISH
LANDSCAPE AND FENCING		
AF-01	VERTICAL STEEL BLADE FENCING	BLACK POWDERCOAT FINISH

PROPOSED ELEVATIONS (SHEET 04) 1 : 200

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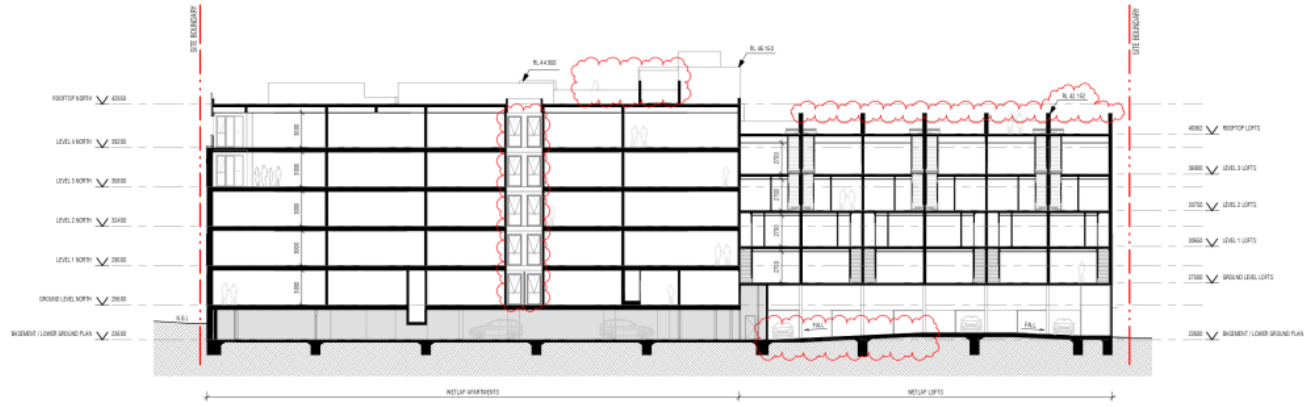
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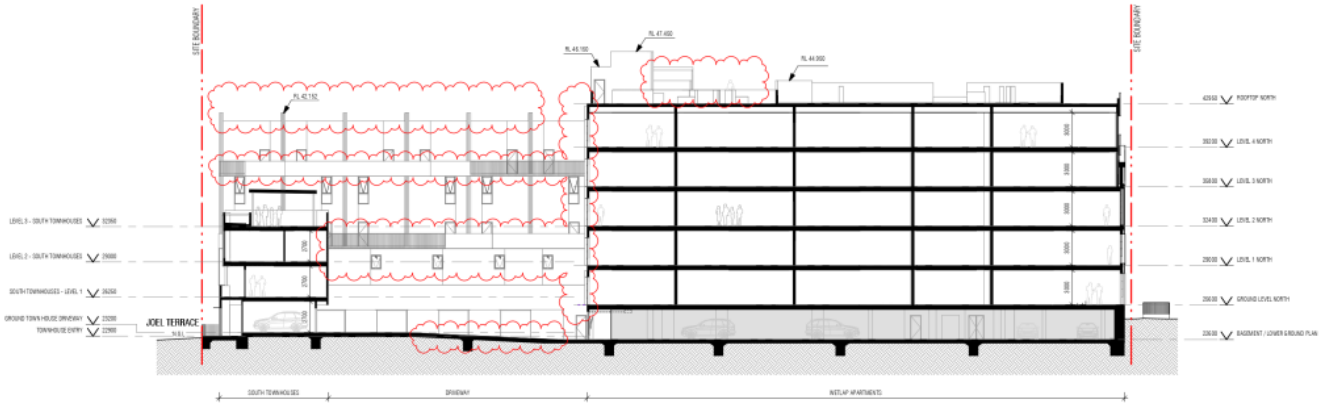
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TP23 E

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1 SECTION 01 - NORTH-SOUTH



2 SECTION 02 - SOUTH-NORTH

SITE SECTIONS 1 : 200

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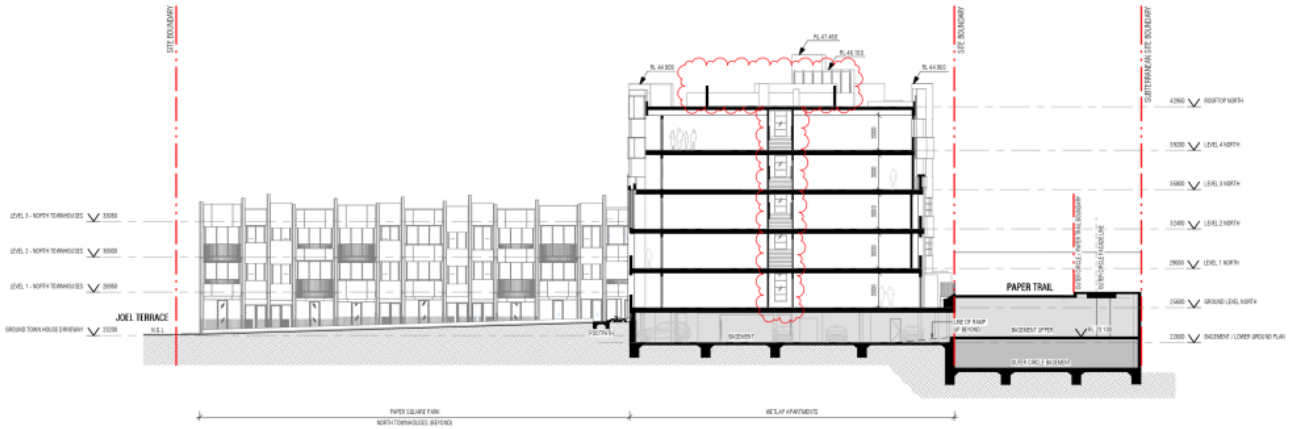
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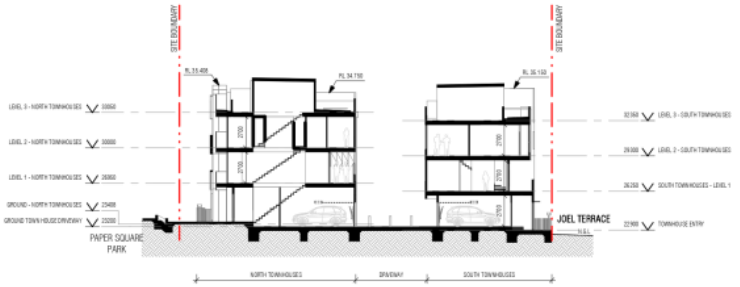
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SECTION 03 - EAST-WEST



SECTION 05 - WEST-EAST



SECTION 04 - SOUTH-NORTH

SITE SECTIONS 1 : 200

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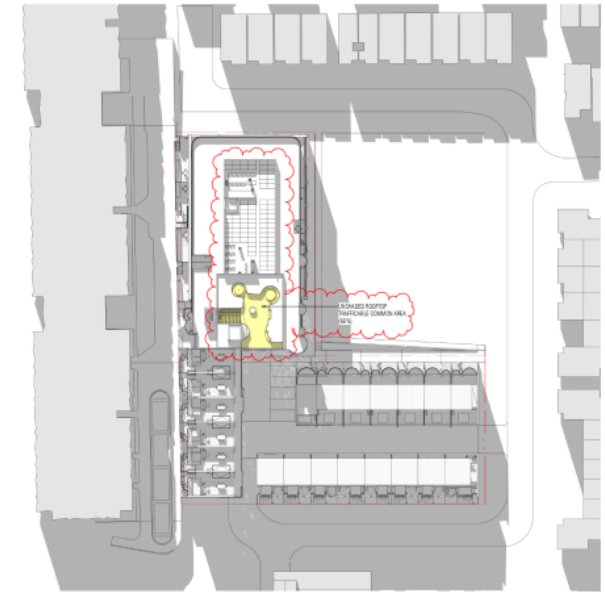
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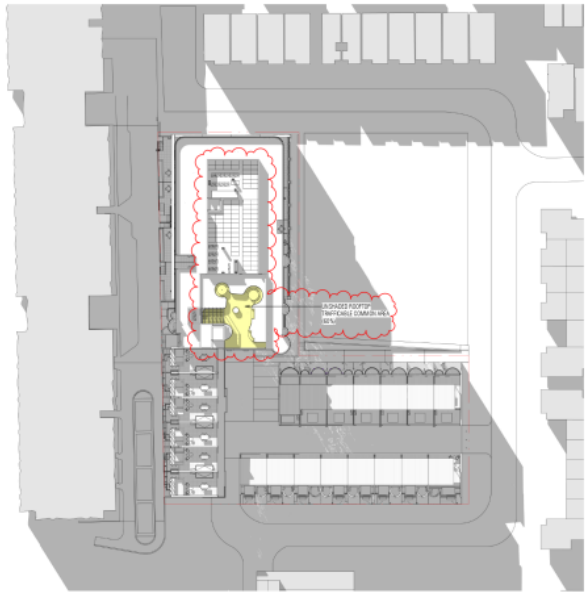
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TOWN PLANNING
TP31 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 SHADOW DIAGRAM 21st JUNE - 1PM



2 SHADOW DIAGRAM 21st JUNE - 2PM

SHADOW DIAGRAMS 1 : 500

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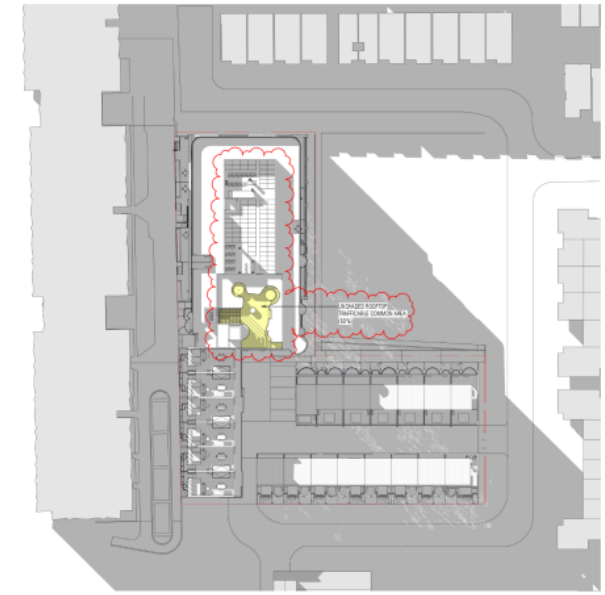
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TOWN PLANNING
TP40 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 SHADOW DIAGRAM 21st JUNE - 3PM

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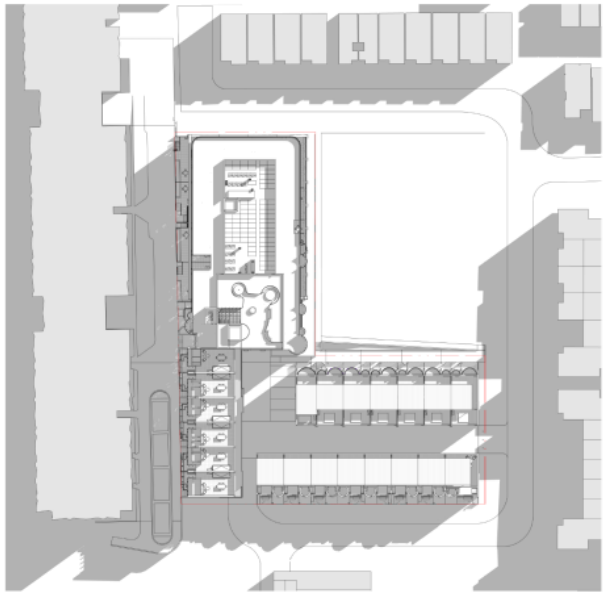
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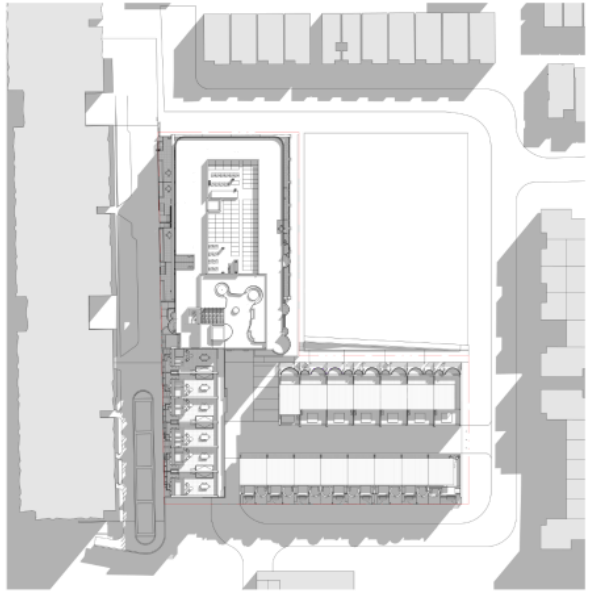
TOWN PLANNING

TP41 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 SHADOW DIAGRAM 22nd SEP - 9AM



2 SHADOW DIAGRAM 22nd SEP - 10AM

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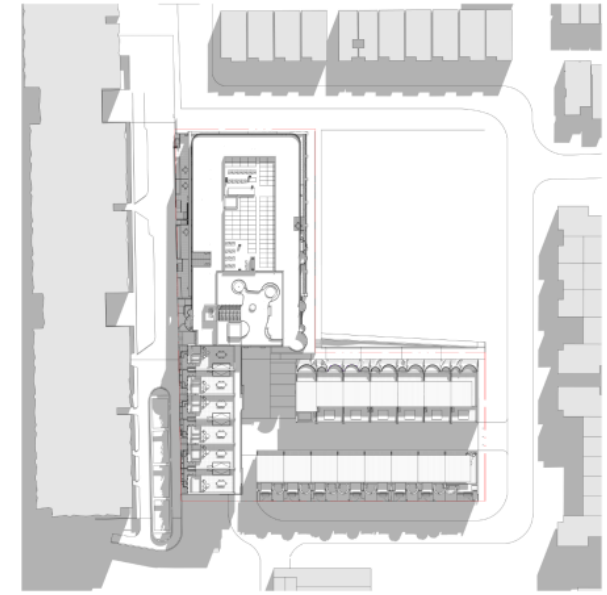
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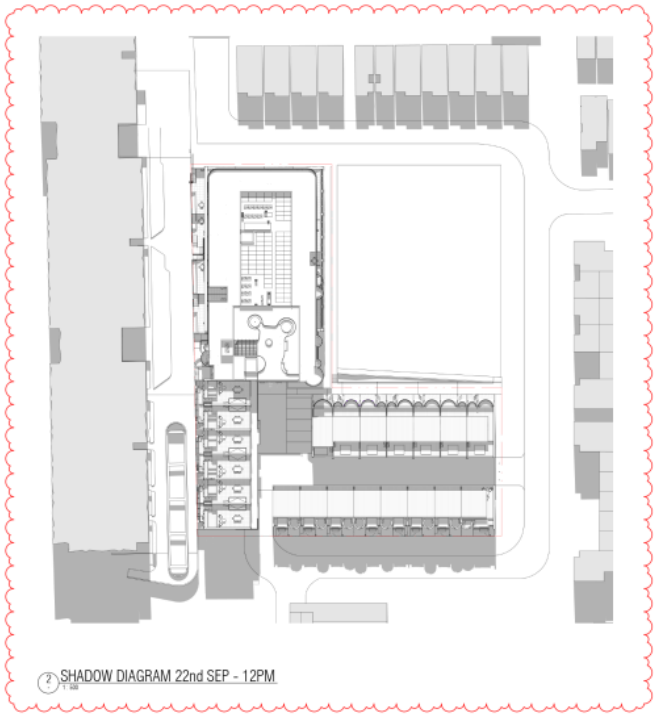
NORTH

TOWN PLANNING
TP42 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 SHADOW DIAGRAM 22nd SEP - 11AM



2 SHADOW DIAGRAM 22nd SEP - 12PM

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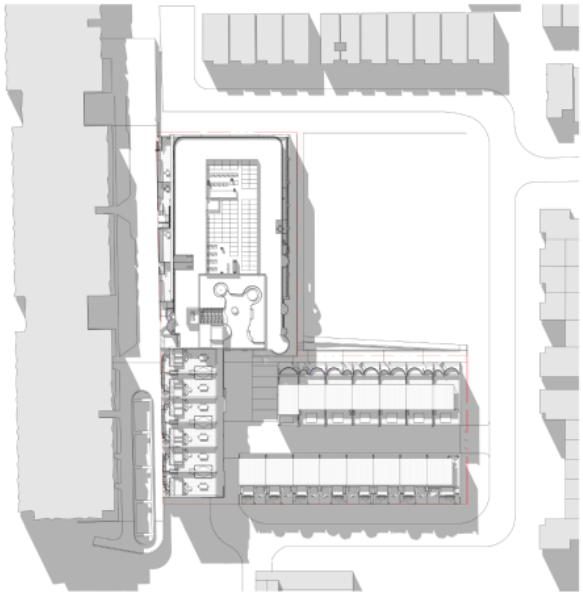
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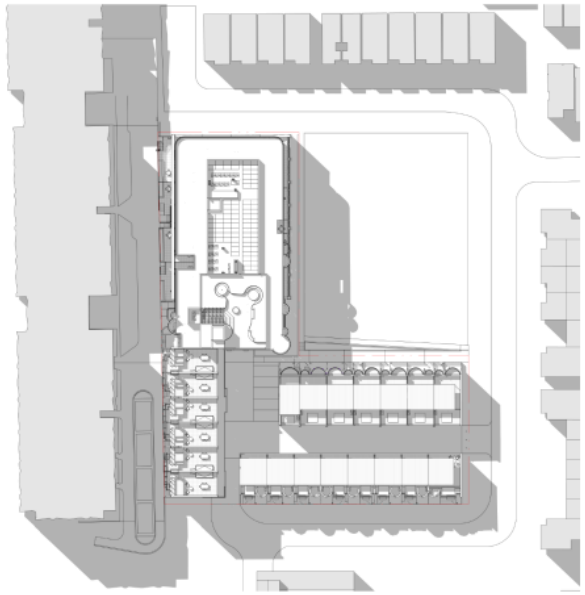
TOWN PLANNING

TP43 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 SHADOW DIAGRAM 22nd SEP - 1PM



2 SHADOW DIAGRAM 22nd SEP - 2PM

SHADOW DIAGRAMS 1 : 500

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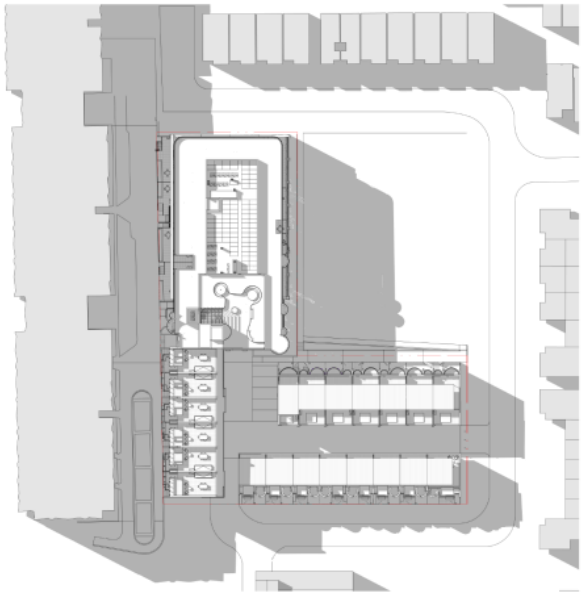
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NORTH

TOWN PLANNING

TP44 A

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 SHADOW DIAGRAM 22nd SEP - 3PM

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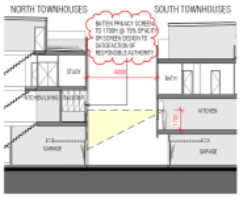
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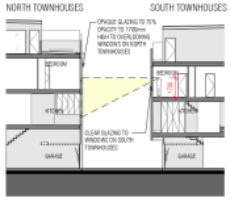
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TOWN PLANNING
TP45 A

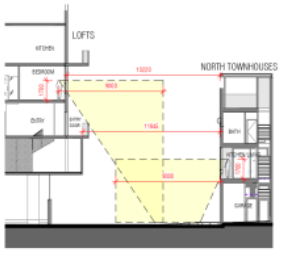
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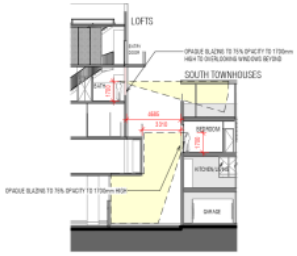
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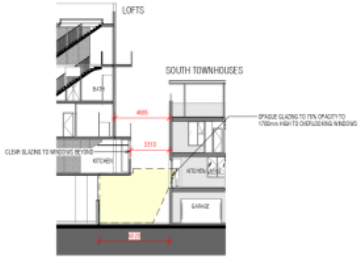
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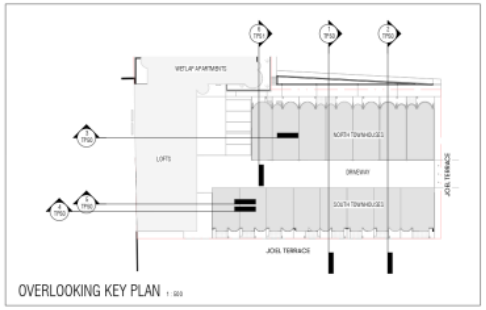
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4 OVERLOOKING BETWEEN TOWNHOUSES AND LOFTS 3



5 OVERLOOKING BETWEEN TOWNHOUSES AND LOFTS 2



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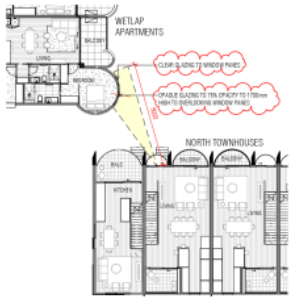
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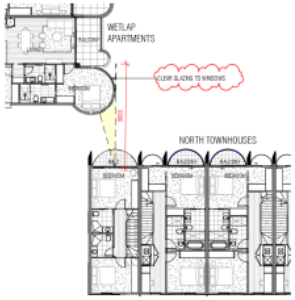
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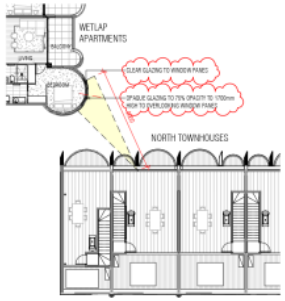
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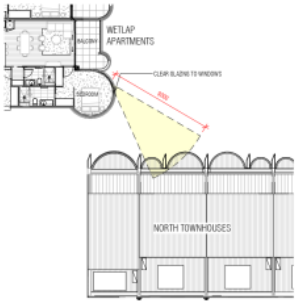
1 OVERLOOKING PLAN GROUND LEVEL



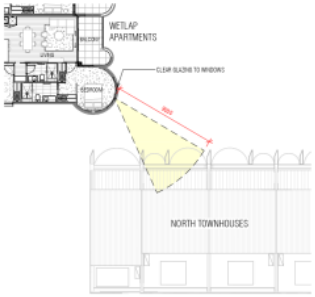
2 OVERLOOKING PLAN LEVEL 1



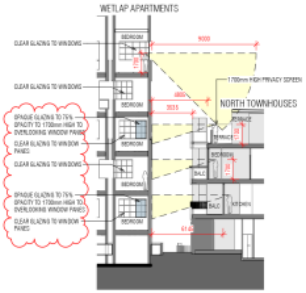
3 OVERLOOKING PLAN LEVEL 2



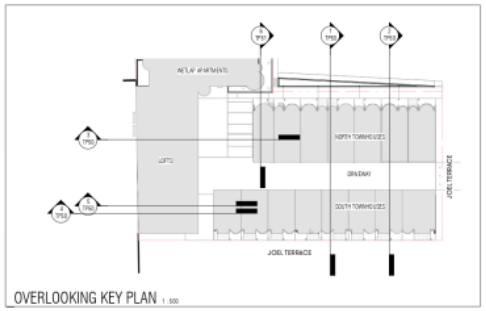
4 OVERLOOKING PLAN LEVEL 3



5 OVERLOOKING PLAN LEVEL 4



6 OVERLOOKING BETWEEN TOWNHOUSES AND APARTMENTS



OVERLOOKING KEY PLAN

OVERLOOKING DIAGRAMS 1 : 200

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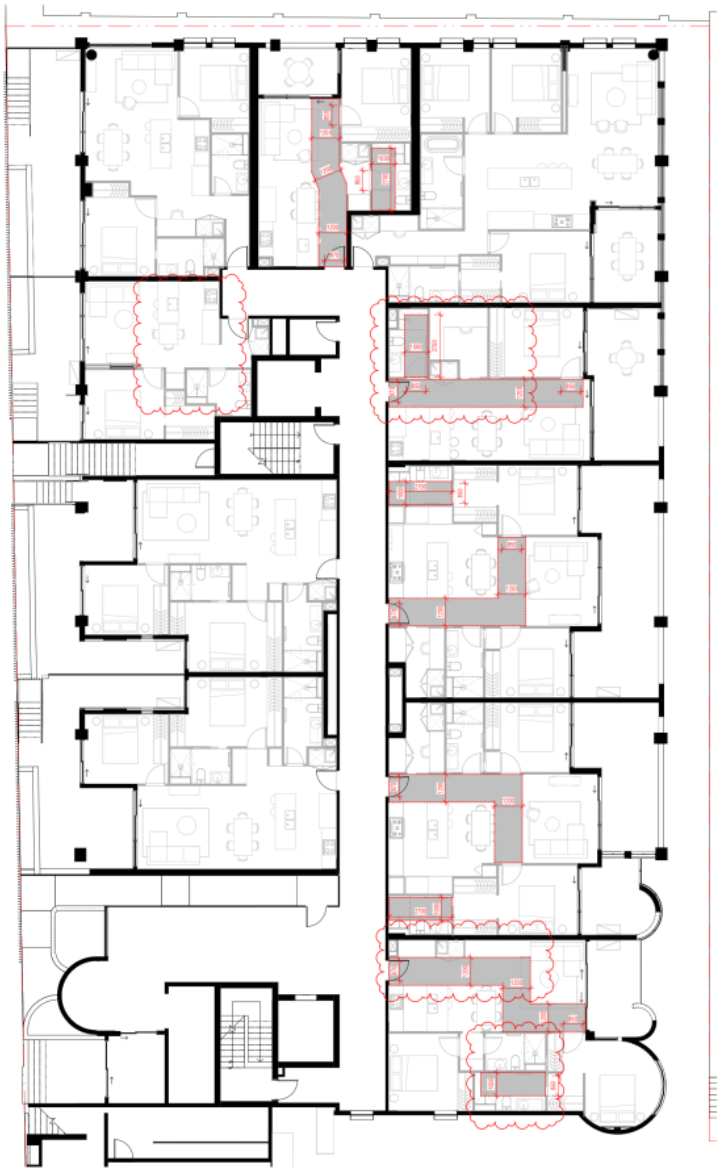
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LEVEL 2 ACCESSIBILITY PLAN 1 : 100

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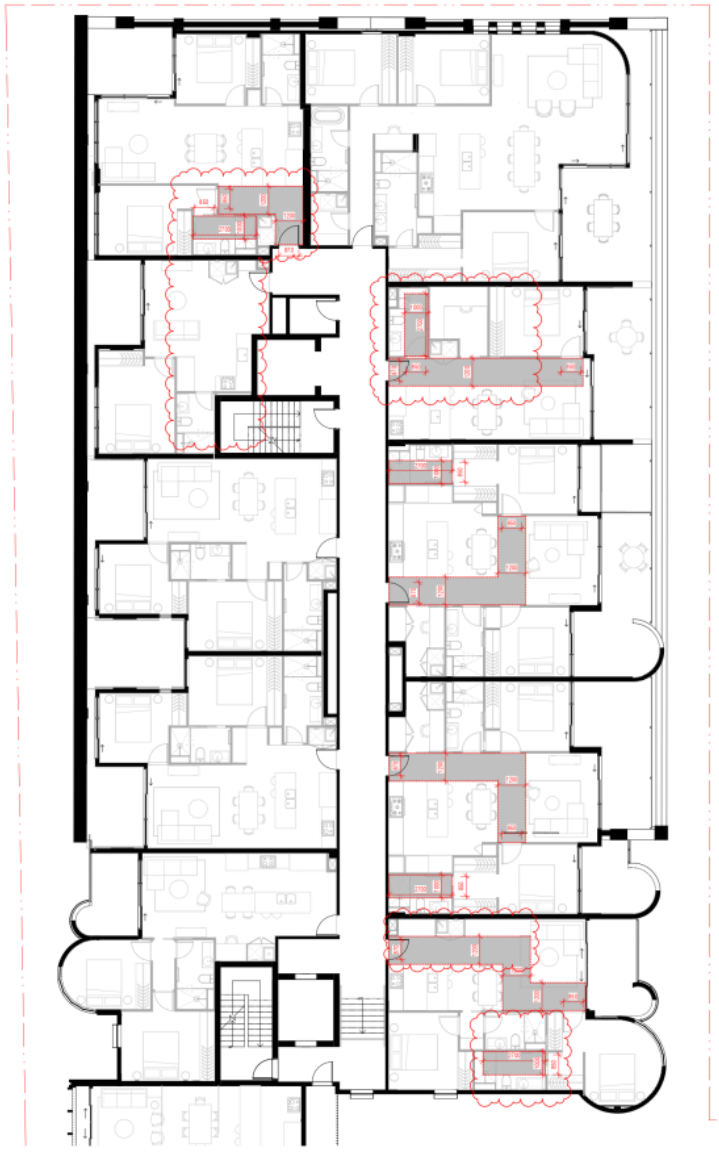
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LEVEL 3 ACCESSIBILITY PLAN 1 : 100

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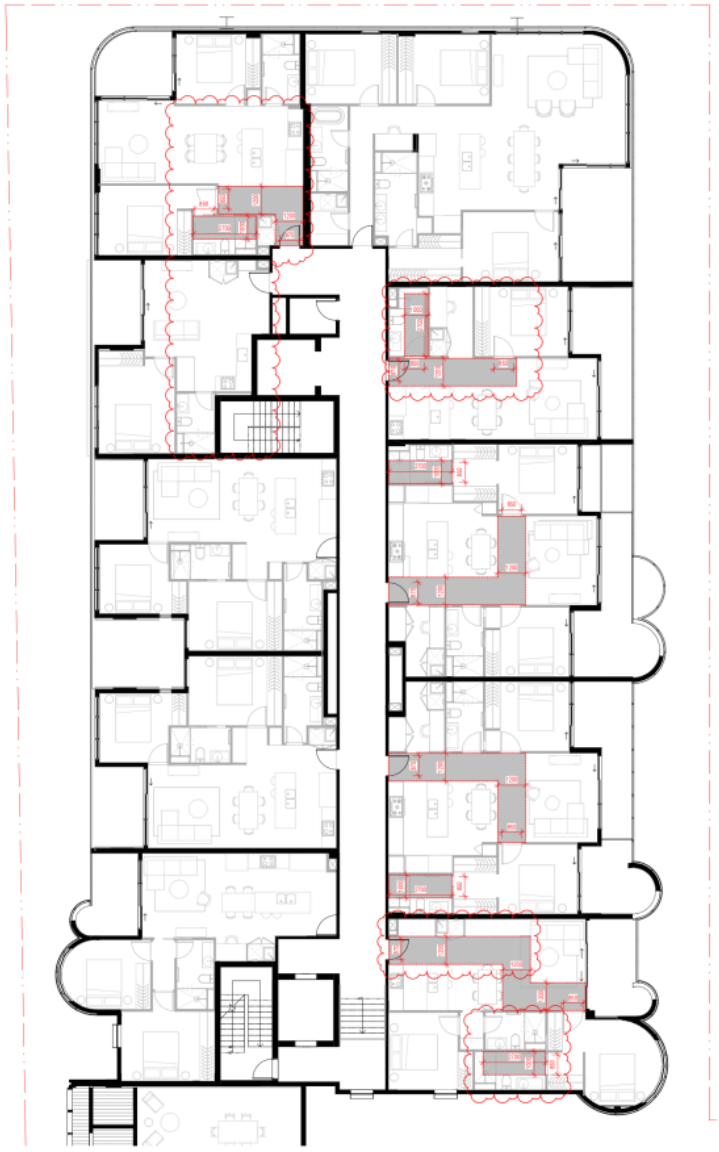
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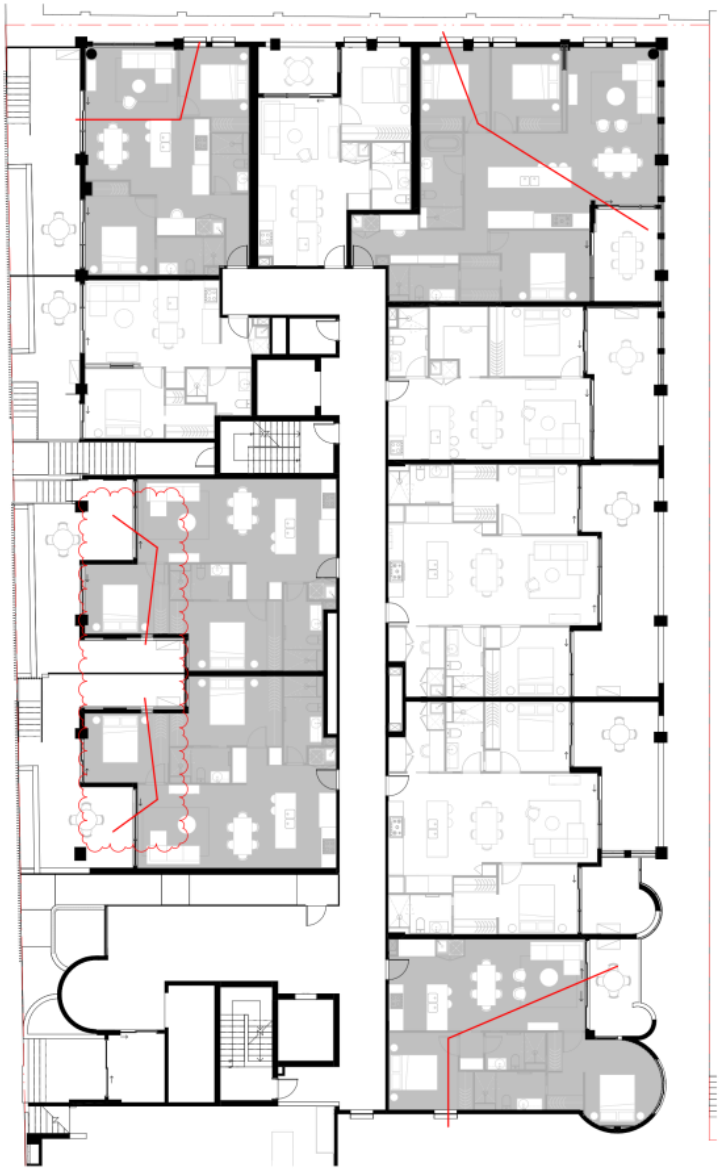
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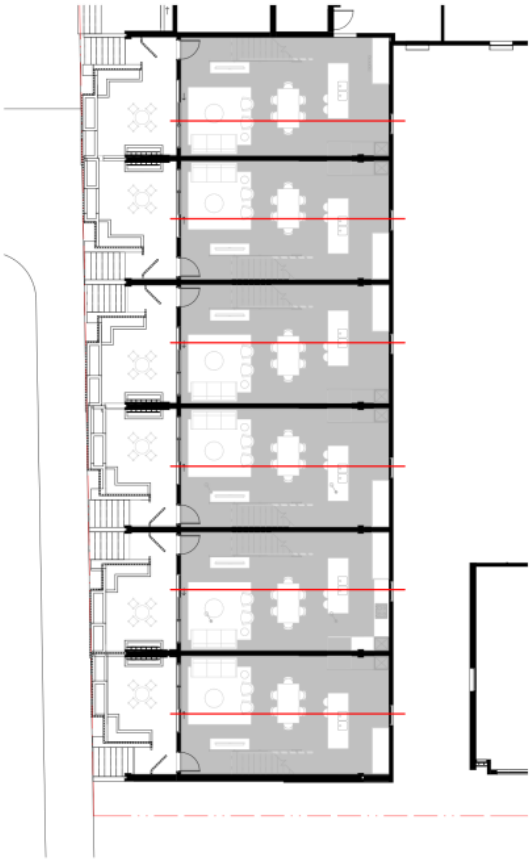
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1 GROUND LEVEL APARTMENT NATURAL VENTILATION PLAN
1 : 100



2 GROUND LEVEL LOFTS NATURAL VENTILATION PLAN
1 : 100

LEVEL GROUND NATURAL VENTILATION PLAN 1 : 100

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1 LEVEL 1 APARTMENT NATURAL VENTILATION PLAN
1 : 100



2 LEVEL 1 LOFTS NATURAL VENTILATION PLAN
1 : 100

LEVEL 1 NATURAL VENTILATION PLAN 1 : 100

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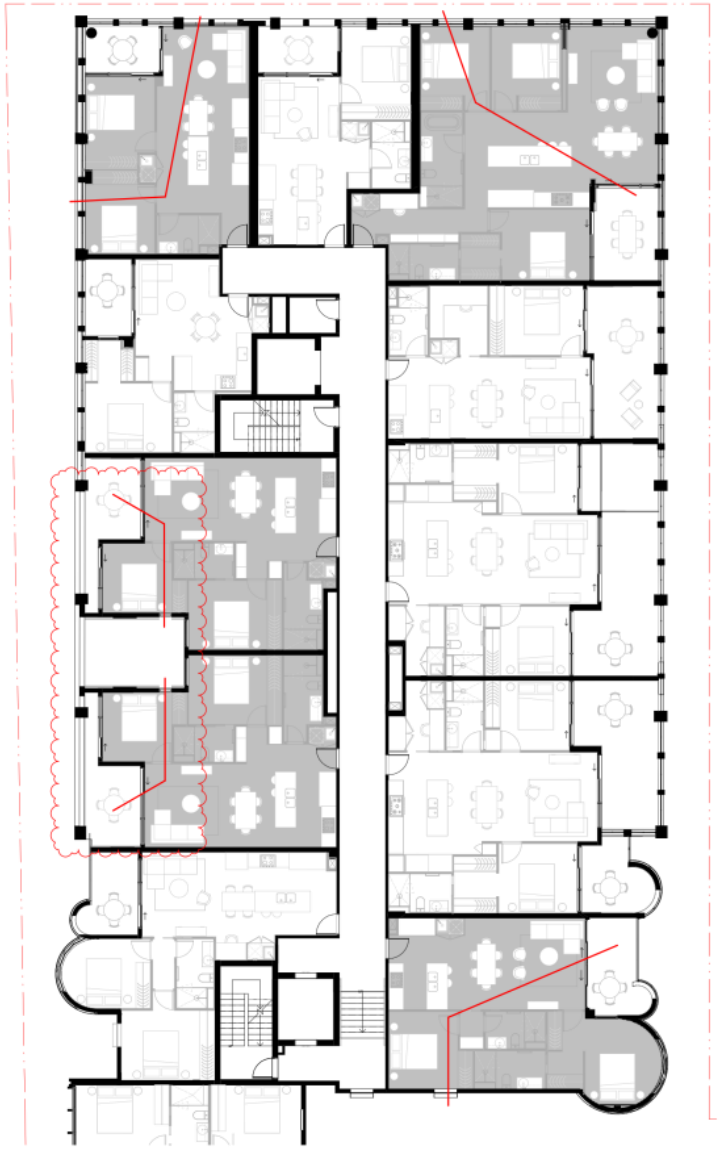
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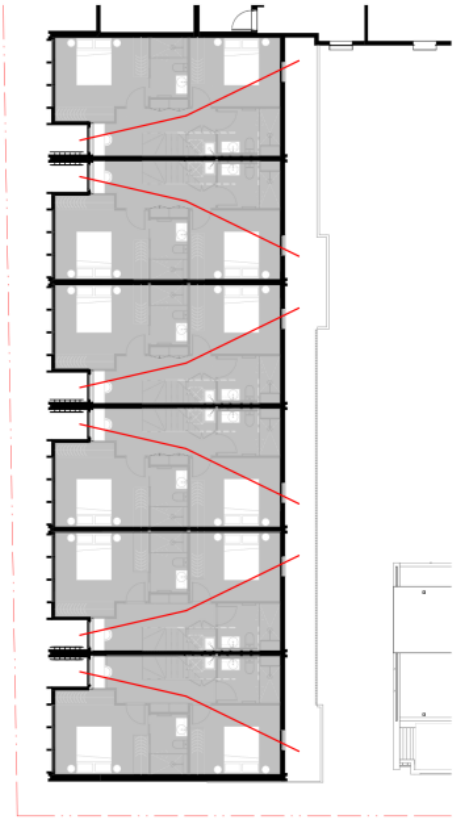
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1 LEVEL 2 APARTMENT NATURAL VENTILATION PLAN



2 LEVEL 2 LOFTS NATURAL VENTILATION PLAN

LEVEL 2 NATURAL VENTILATION PLAN 1 : 100

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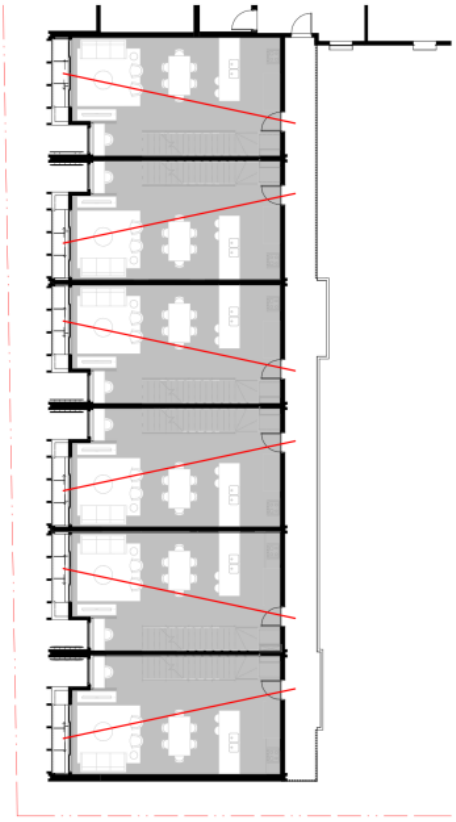
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1 LEVEL 3 APARTMENT NATURAL VENTILATION PLAN
1 : 100



2 LEVEL 3 LOFTS NATURAL VENTILATION PLAN
1 : 100

LEVEL 3 NATURAL VENTILATION PLAN 1 : 100

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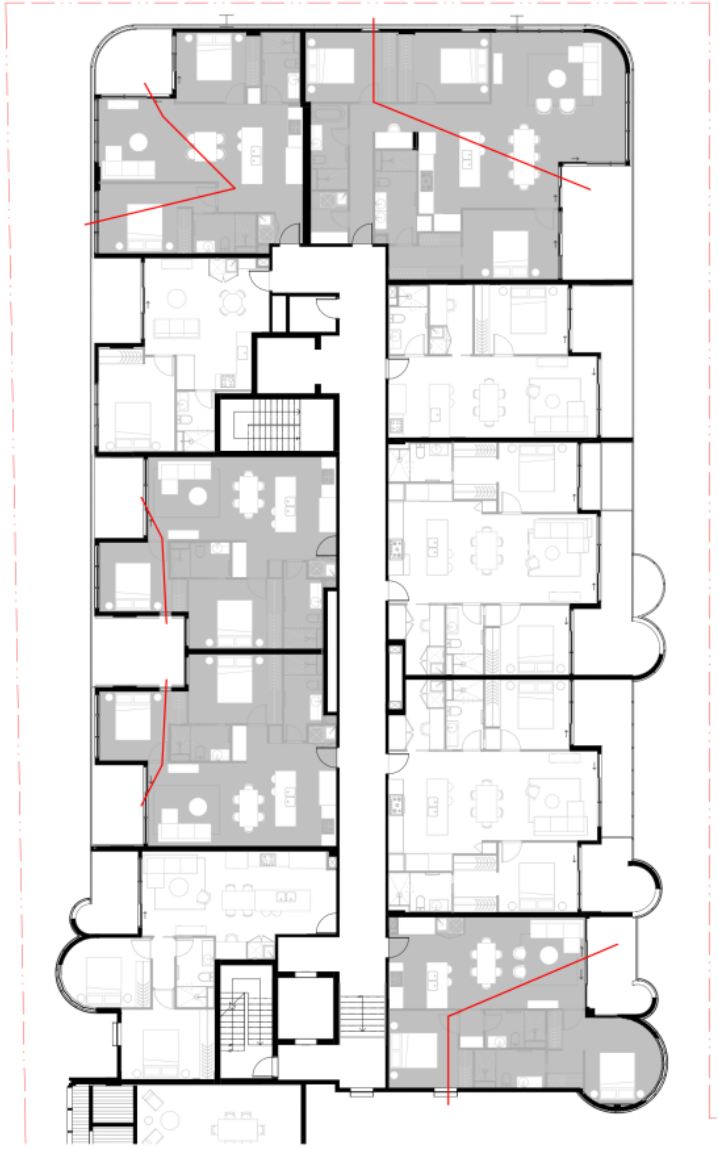
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LEVEL 4 APARTMENT NATURAL VENTILATION PLAN

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CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE A1
(2 BEDROOM)

D17 - ACCESSIBILITY - ✓

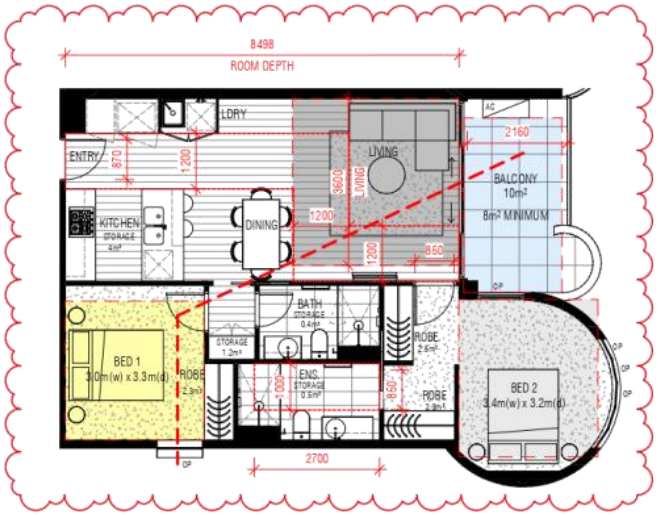
D19 - PRIVATE OPEN SPACE - ✓

D20 - STORAGE - ✓

D24 - ROOM LAYOUT - ✓

D25 - ROOM DEPTH - ✓

D27 -CROSS VENTILATION - ✓



1 APT TYPE A1 - GF-L4
1 : 100

COMPLIANCE PLANS APT TYPE A1 1 : 100

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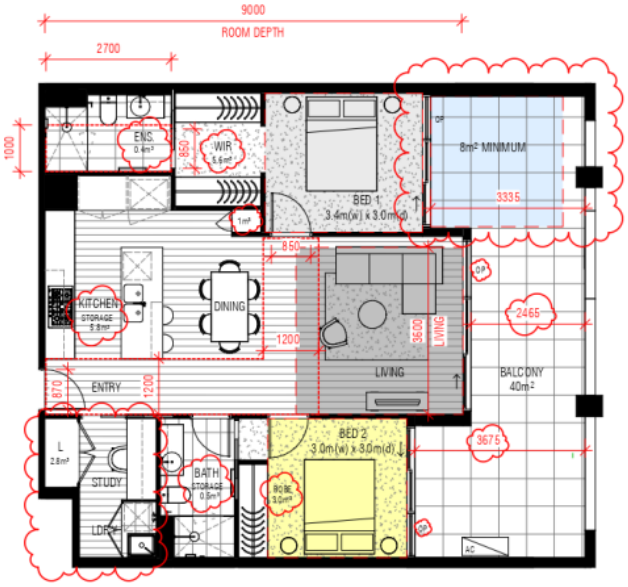
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CLAUSE 58.00 ASSESSMENT



1 - APT TYPE B1 & B1M - GF
1 : 100

APARTMENT TYPE B1 & B1M (2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE B1 & B1M 1 : 100

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APARTMENT TYPE B2 & B2M (2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 - APT TYPE B2 & B2M - L1-L2
1 : 100

COMPLIANCE PLANS APT TYPE B2 & B2M 1 : 100

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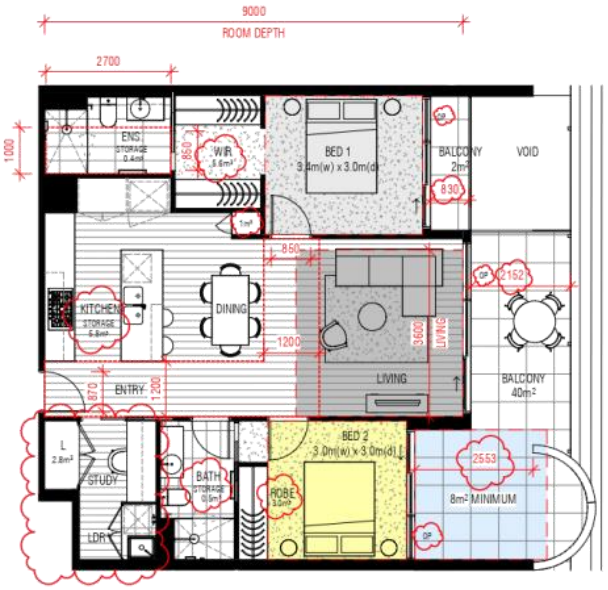
TP102E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE B3 & B3M (2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 APT TYPE B3 & B3M - L3
1 : 100

COMPLIANCE PLANS APT TYPE B3 & B3M 1 : 100

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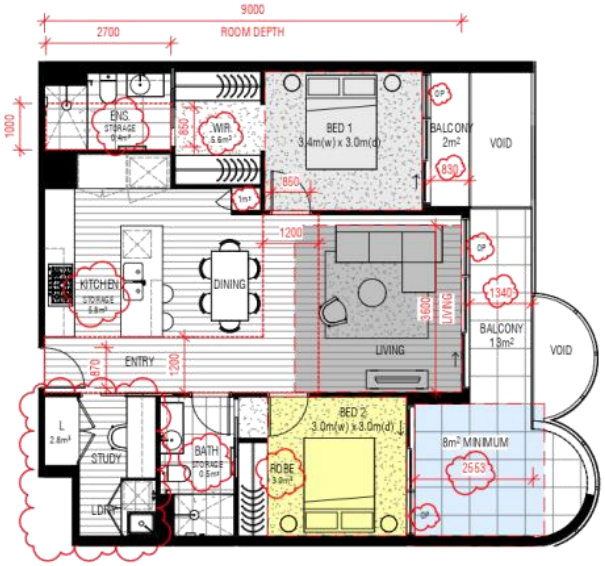
TP103 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE B4 & B4M (2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 - APT TYPE B4 & B4M - L4
1 : 100

COMPLIANCE PLANS APT TYPE B4 & B4M 1 : 100

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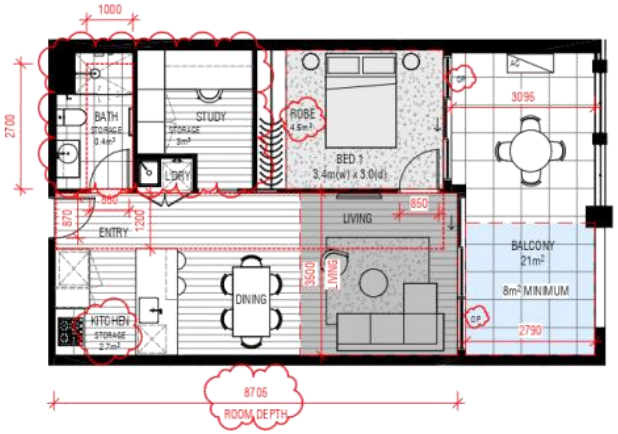
TP104 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE C1
(1 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 APT TYPE C1 - GF-L2
1 : 100

COMPLIANCE PLANS APT TYPE C1 1 : 100

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TOWN PLANNING

TP105 E

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APARTMENT TYPE C2
(1 BEDROOM)

D17 - ACCESSIBILITY - ✓

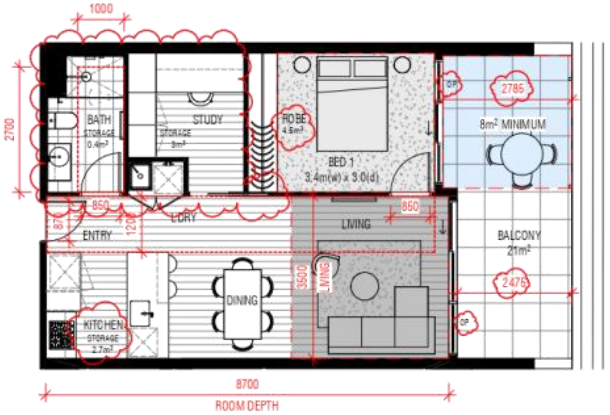
D19 - PRIVATE OPEN SPACE - ✓

D20 - STORAGE - ✓

D24 - ROOM LAYOUT - ✓

D25 - ROOM DEPTH - ✓

D27 -CROSS VENTILATION -



1 APT TYPE C2 - L3
1 : 100

COMPLIANCE PLANS APT TYPE C2 1 : 100

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TP106 E

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APARTMENT TYPE C3
(1 BEDROOM)

D17 - ACCESSIBILITY - ✓

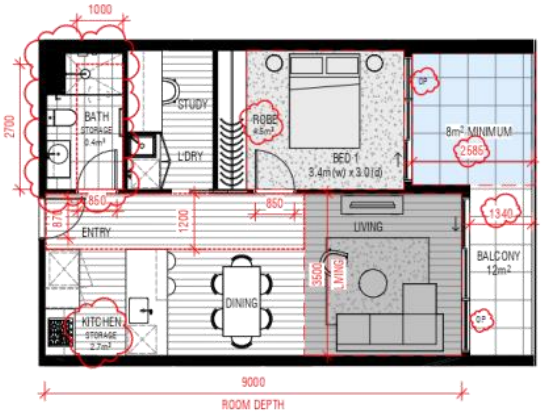
D19 - PRIVATE OPEN SPACE - ✓

D20 - STORAGE - ✓

D24 - ROOM LAYOUT - ✓

D25 - ROOM DEPTH - ✓

D27 -CROSS VENTILATION -



1 APT TYPE C3 - L4
1 : 100

COMPLIANCE PLANS APT TYPE C3 1 : 100

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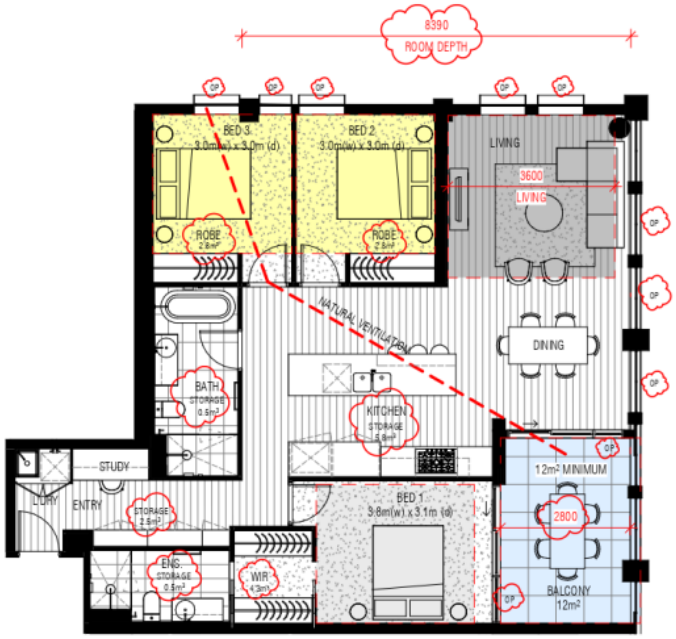
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TP107 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE D1 - GF-L2
1 : 100

APARTMENT TYPE D1
(3 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE D1 1 : 100

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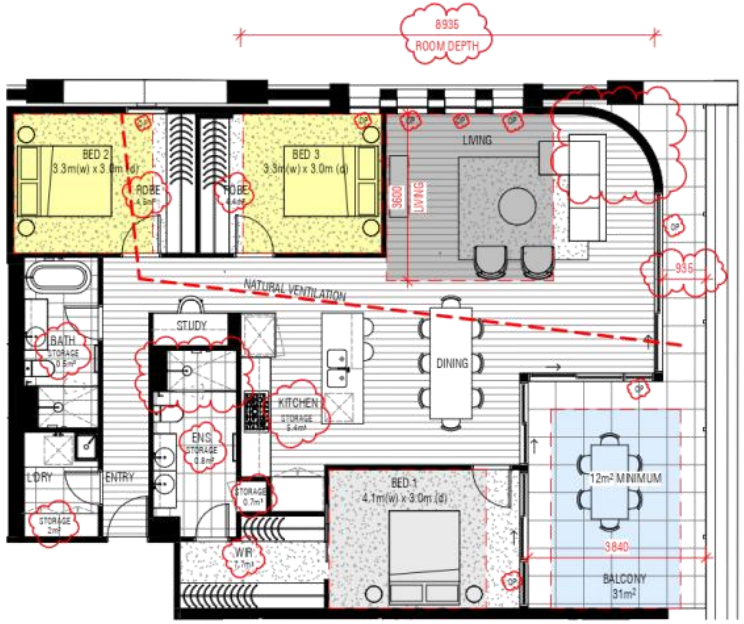
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TP108 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE D2 - L3
1 : 100

APARTMENT TYPE D2
(3 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓

COMPLIANCE PLANS APT TYPE D2 1 : 100

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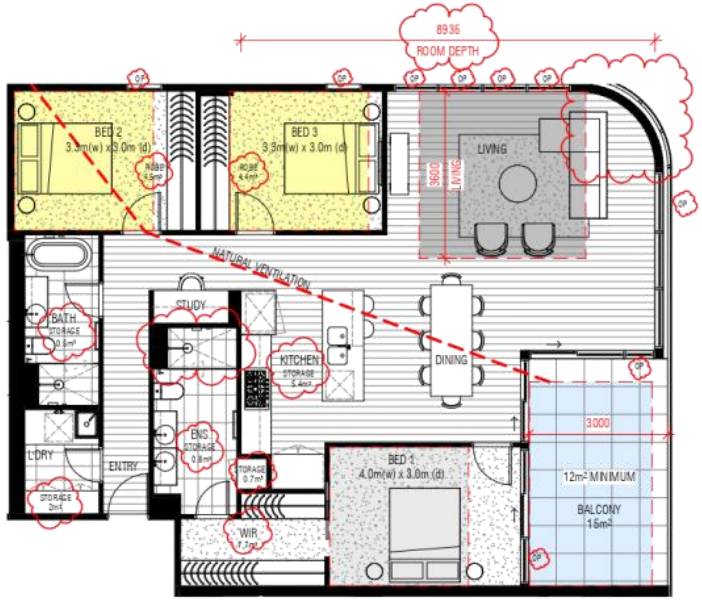
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TP109 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE D3 - L4
1 : 100

APARTMENT TYPE D3
(3 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE D3 1 : 100

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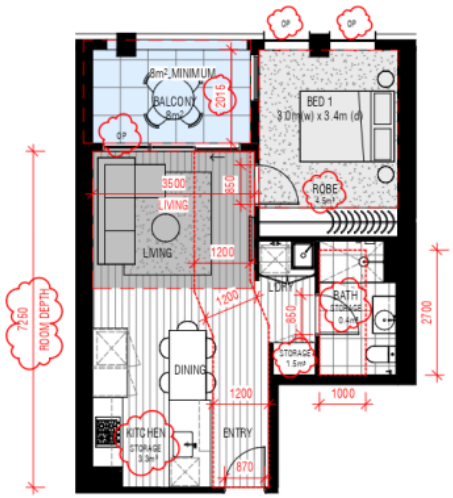
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TP110F

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE E1 - GF-L2
1 : 100

APARTMENT TYPE E1
(1 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE E1 1 : 100

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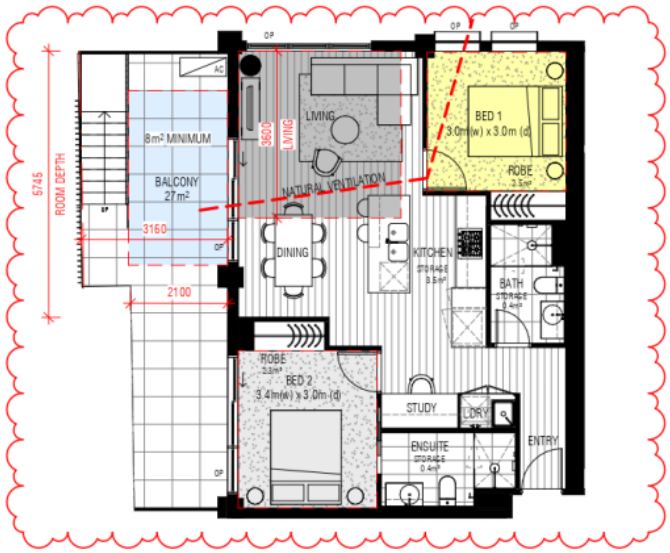
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TP111 E

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CLAUSE 58.00 ASSESSMENT



1 APT TYPE F1 - GF
1 : 100

APARTMENT TYPE F1 (2 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE F1 1 : 100

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TP112E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE F2 - L1-L2
1 : 100

APARTMENT TYPE F2
(2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓

COMPLIANCE PLANS APT TYPE F2 1 : 100

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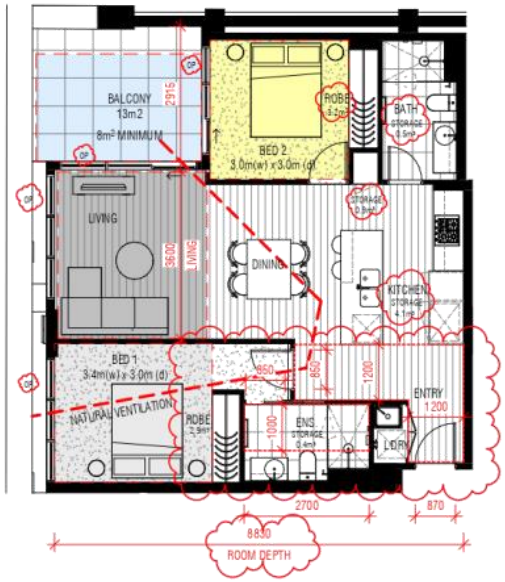
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TP113E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE F3 - L3
1 : 100

APARTMENT TYPE F3
(2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓

COMPLIANCE PLANS APT TYPE F3 1 : 100

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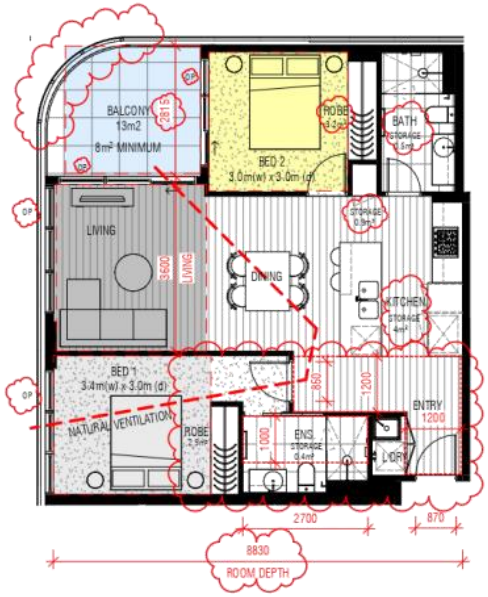
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TP114E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE F4 - L4
1 : 100

APARTMENT TYPE F4
(2 BEDROOM)

D17 - ACCESSIBILITY - ✓
D19 - PRIVATE OPEN SPACE - ✓
D20 - STORAGE - ✓
D24 - ROOM LAYOUT - ✓
D25 - ROOM DEPTH - ✓
D27 -CROSS VENTILATION - ✓

COMPLIANCE PLANS APT TYPE F4 1 : 100

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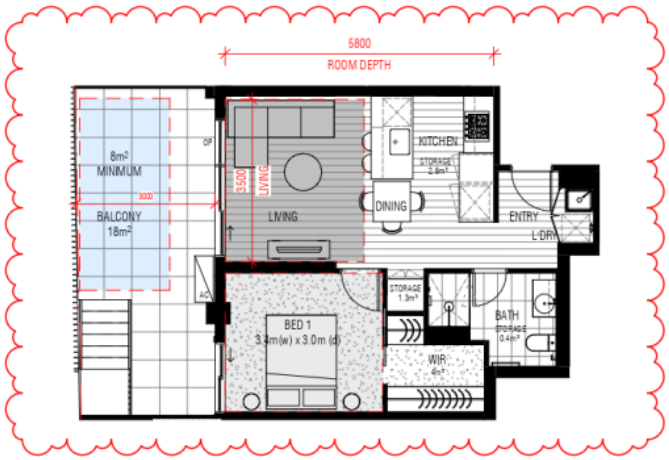
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2 APT TYPE G1 - GF
1 : 100

APARTMENT TYPE G1
(1 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE G1 1 : 100

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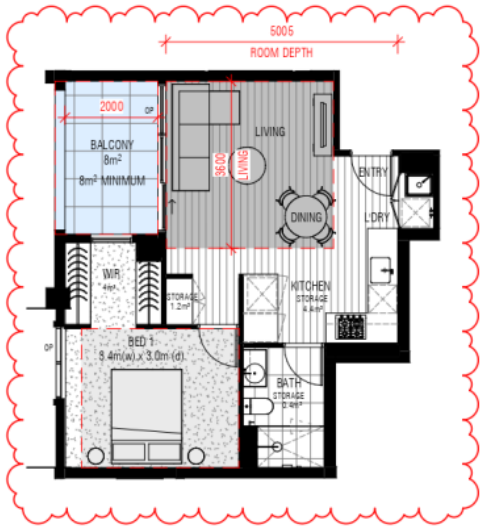
NORTH

TOWN PLANNING

TP116 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE G2 - L1-L2
1 : 100

APARTMENT TYPE G2
(1 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE G2 1 : 100

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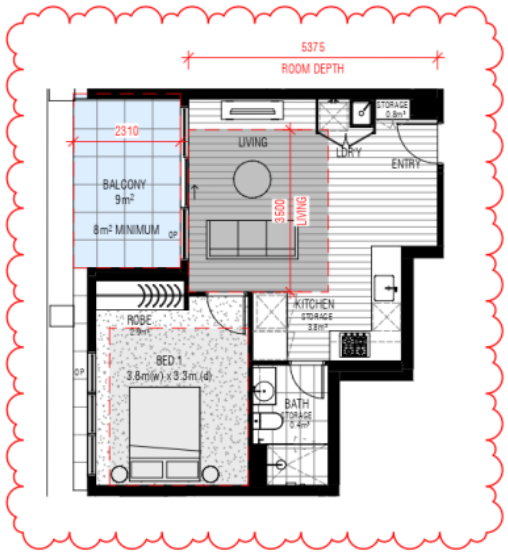
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TP117 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE G3 - L3
1 : 100

APARTMENT TYPE G3 (1 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE G3 1 : 100

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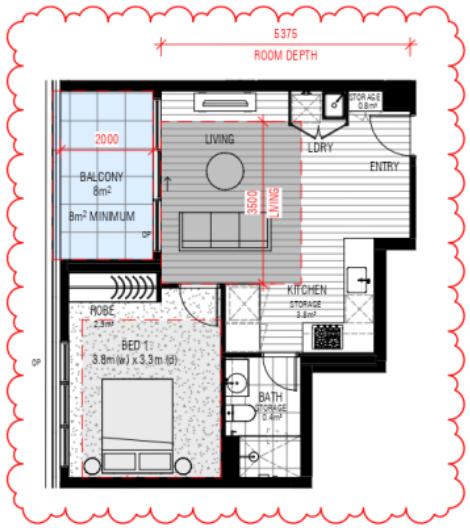
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TP118 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE G4 - L4
1 : 100

APARTMENT TYPE G4
(1 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE G4 1 : 100

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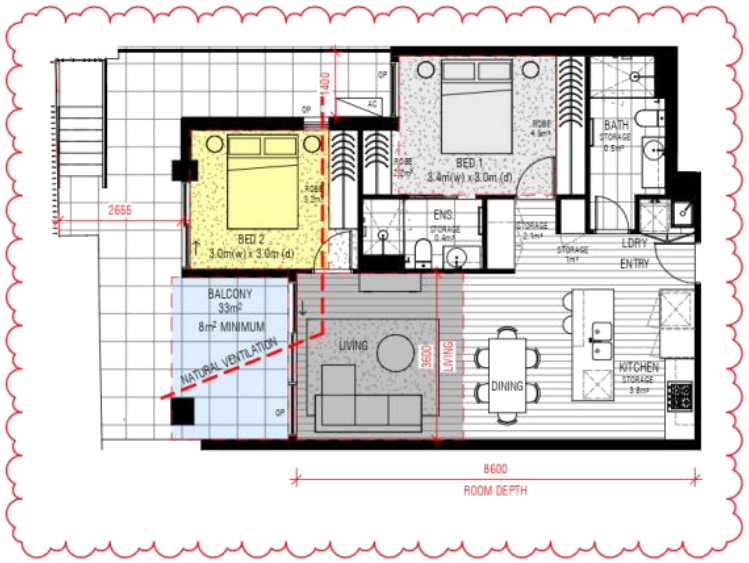
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TOWN PLANNING

TP119 F

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE H1 & H1M - GF
1 : 100

APARTMENT TYPE H1 & H1M (2 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE H1 & H1M 1 : 100

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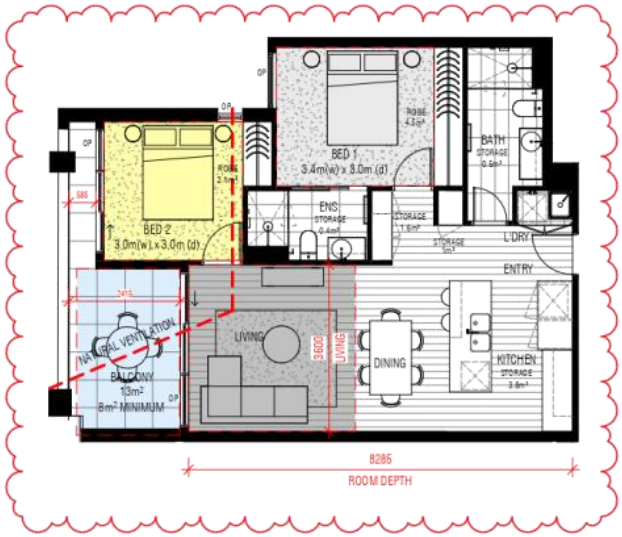
TP120E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H2 & H2M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



2 APT TYPE H2 & H2M - L1-L2
1 : 100

COMPLIANCE PLANS APT TYPE H2 & H2M 1 : 100

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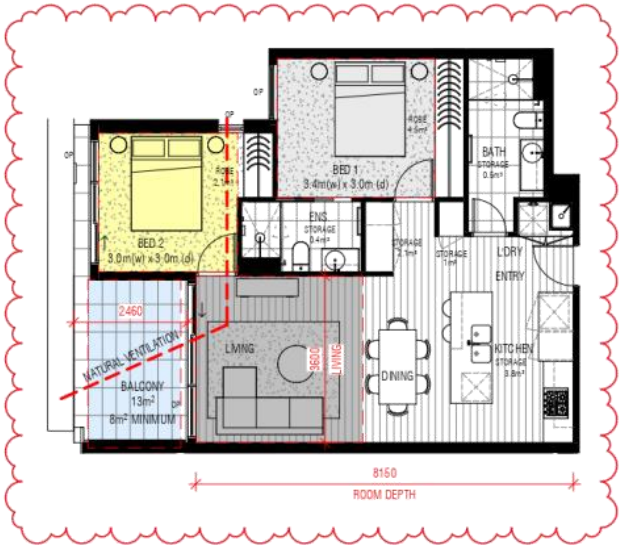
TP121 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H3 & H3M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



1 - APT TYPE H3 & H3M - L3
1 : 100

COMPLIANCE PLANS APT TYPE H3 & H3M 1 : 100

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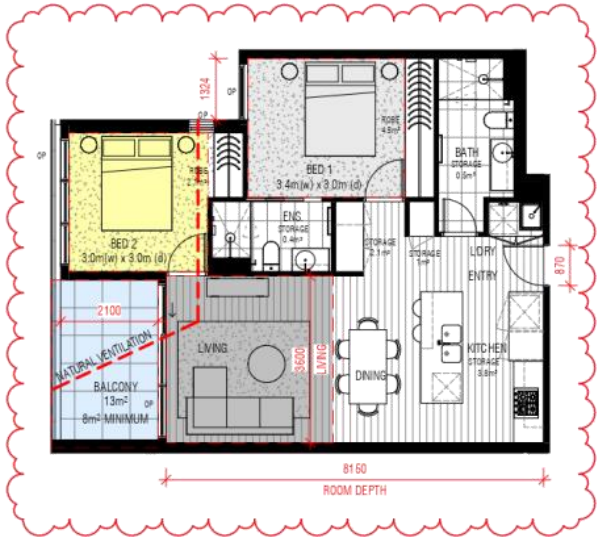
TP122E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H4 & H4M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



1 APT TYPE H4 & H4M - L4
1 : 100

COMPLIANCE PLANS APT TYPE H4 & H4M 1 : 100

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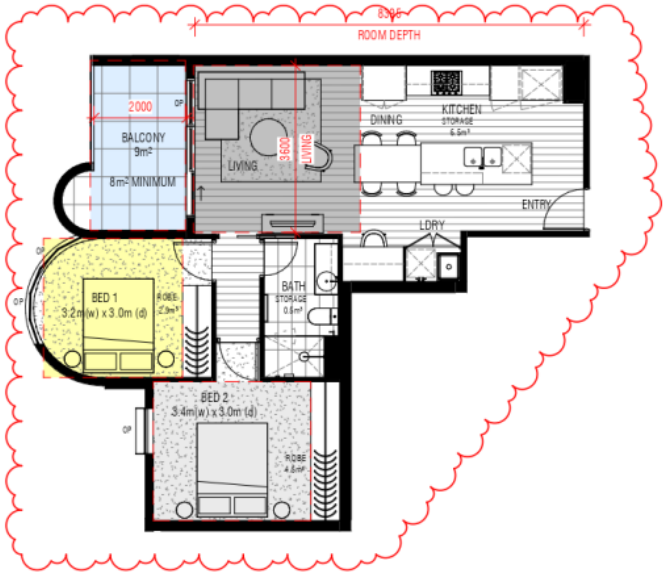
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NORTH

TP123 F

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE J1 - L1&L3
1 : 100

APARTMENT TYPE J1
(2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE J1 1 : 100

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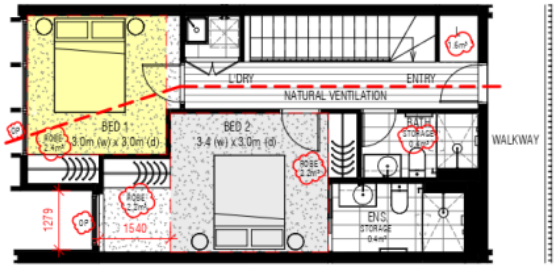
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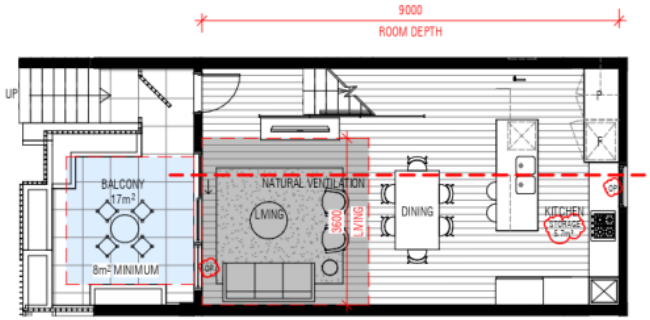
TP124 E

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

CLAUSE 58.00 ASSESSMENT



2 LOFT TYPE 1 - L1
1 : 100



1 LOFT TYPE 1 - GF
1 : 100

LOFT TYPE 1
(2 BEDROOM)

D17	- ACCESSIBILITY	-	-
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS LOFT TYPE 1 1 : 100

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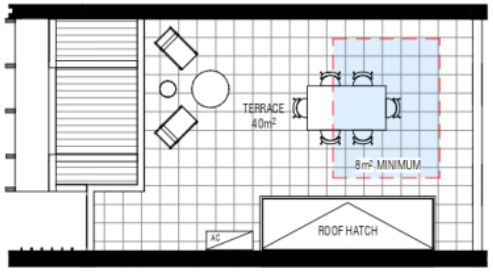
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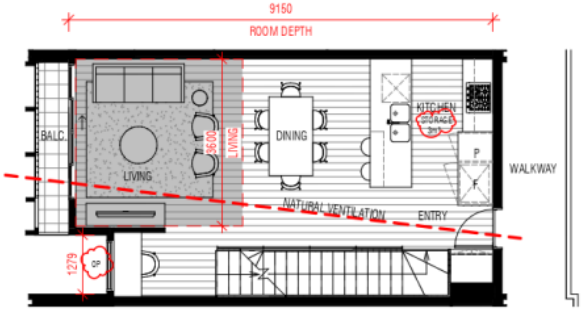
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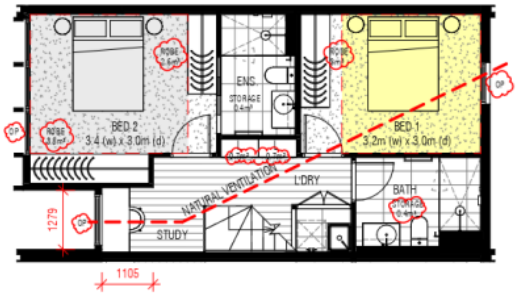
CLAUSE 58.00 ASSESSMENT



3 LOFT TYPE 2 - TERRACE
1 : 100



2 LOFT TYPE 2 - L3
1 : 100



1 LOFT TYPE 2 - L2
1 : 100

LOFT TYPE 2
(2 BEDROOM)

D17	- ACCESSIBILITY	-	-
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS LOFT TYPE 2 1 : 100

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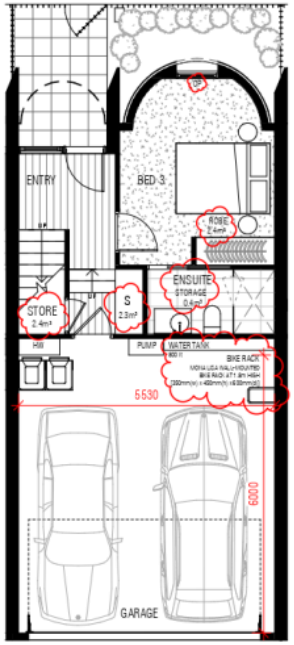
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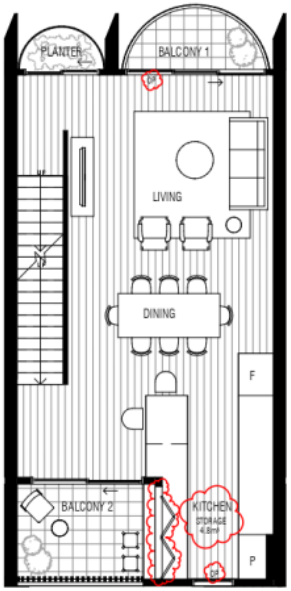
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TP201 E

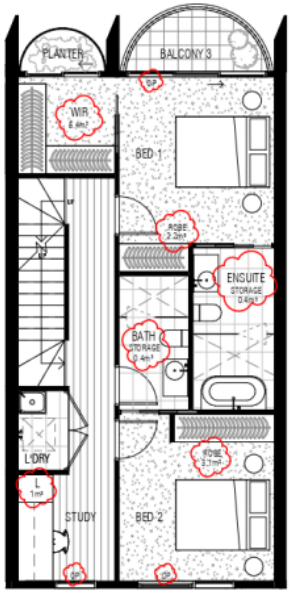
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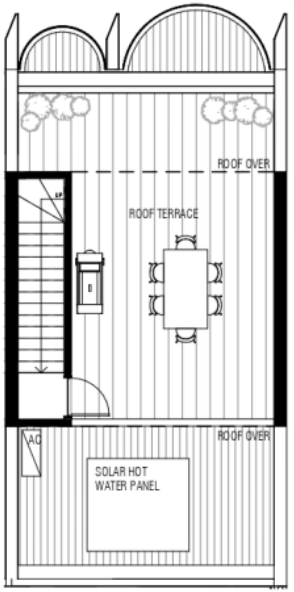
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T1 1 : 100

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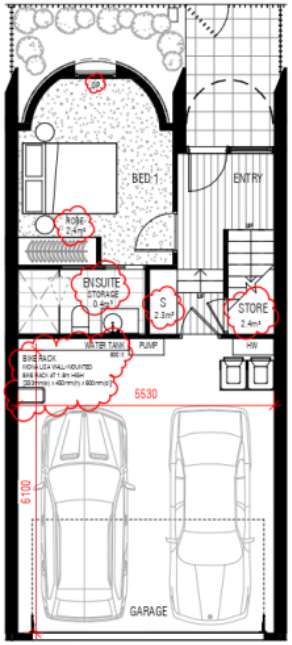
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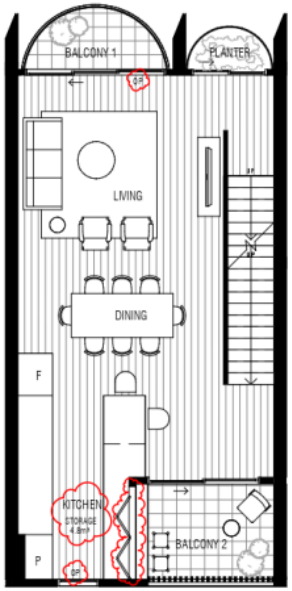
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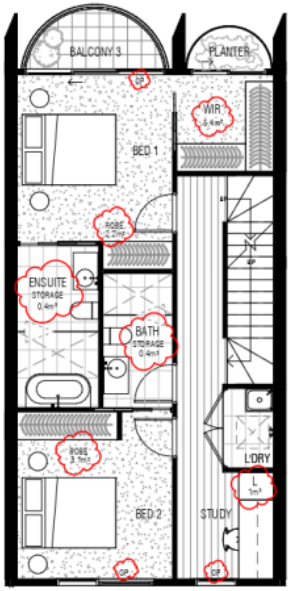
Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



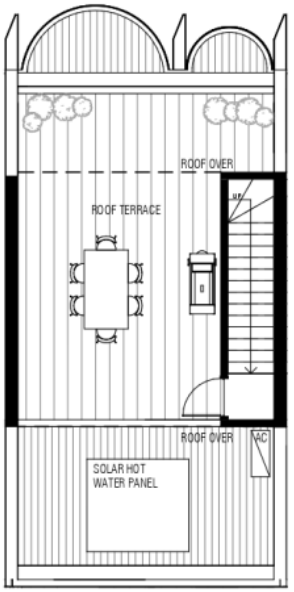
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T1 - MIRRORED 1 : 100

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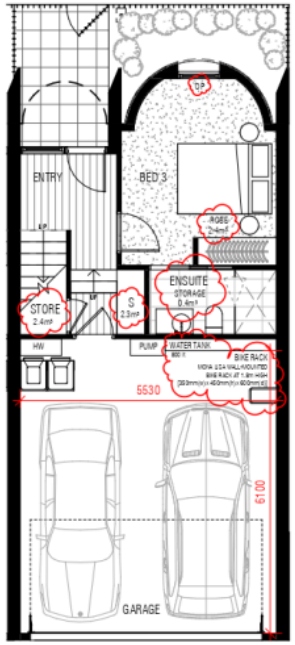
PROJECT NO 18023
ADDRESS YARRABEND, HEIDELBERG ROAD ALPHINGTON 3078
CLIENT GLENVILL

PRINT SIZE A3
DRAFTED MK
CHECKED SM
ORIG. ISSUE 13/12/2019

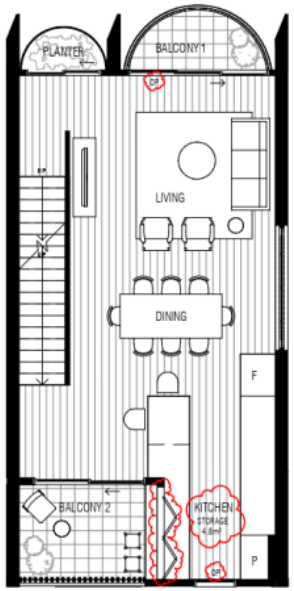
NORTH

TP301D

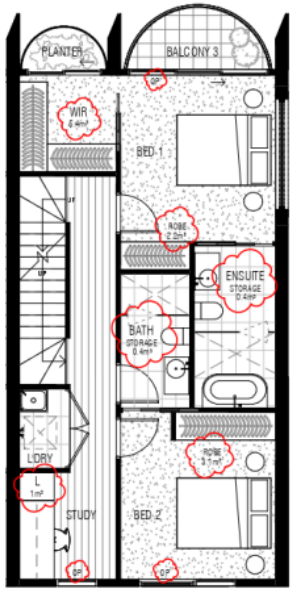
Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



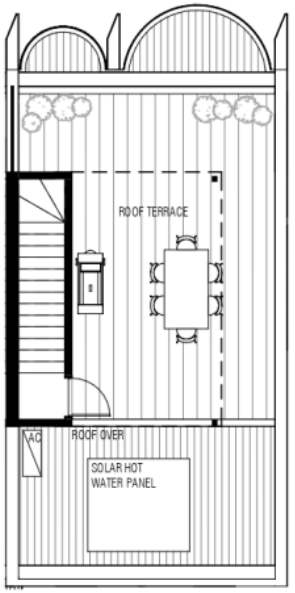
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T1 - END 1 : 100

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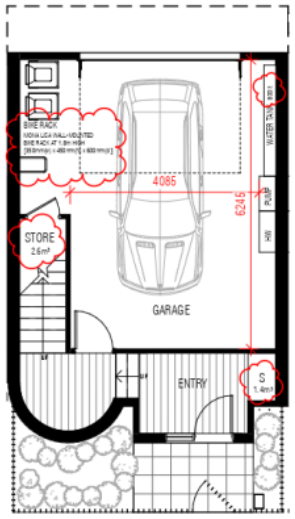
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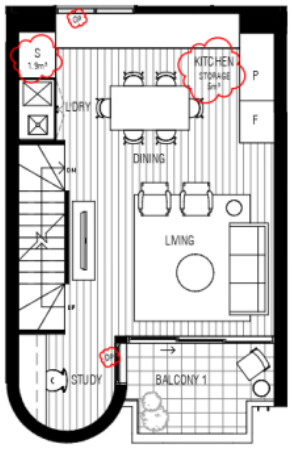
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TP302D

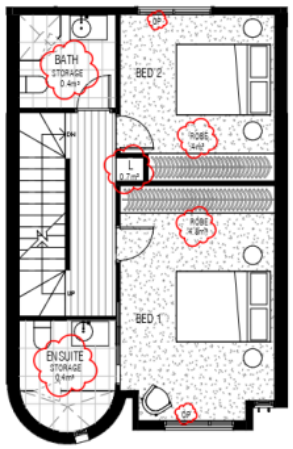
Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



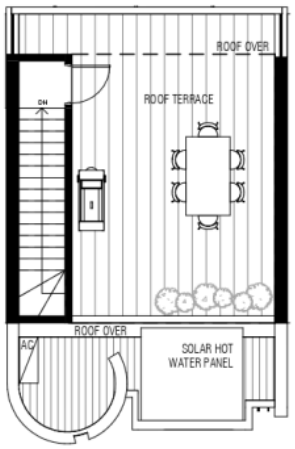
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T2 1 : 100

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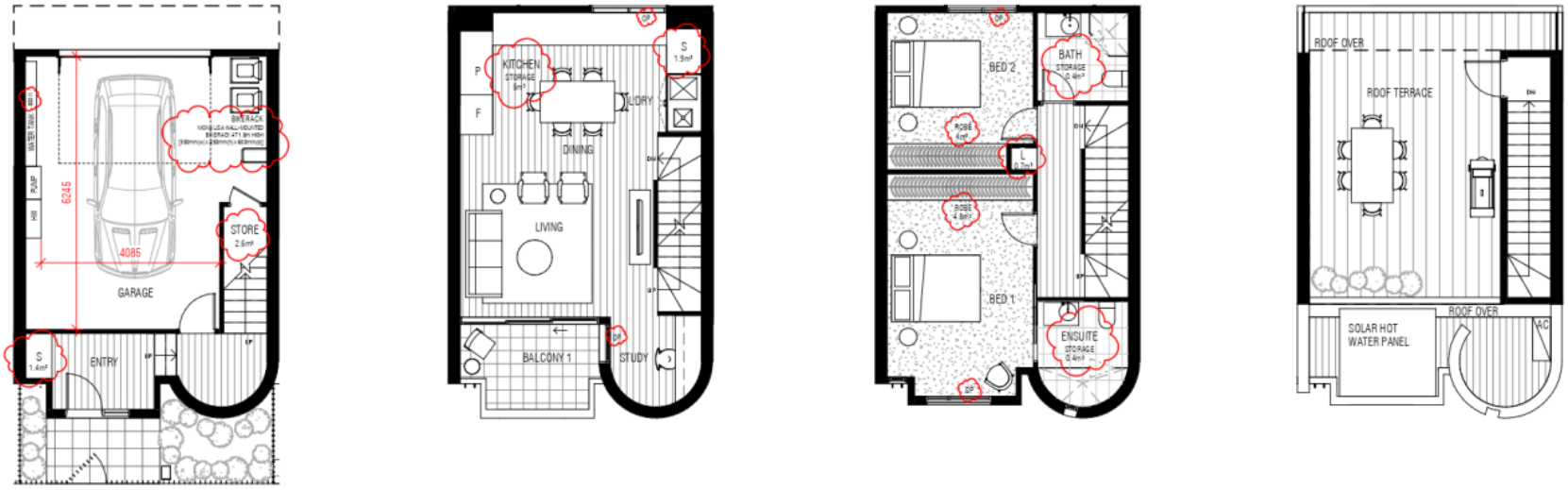
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CLIENT GLENVILL

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CHECKED SM
ORIG. ISSUE 13/12/2019

NORTH

TP303D

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



1 GROUND FLOOR 1 : 100

2 FIRST FLOOR 1 : 100

3 SECOND FLOOR 1 : 100

4 ROOF 1 : 100

TOWNHOUSE TYPE T2 - MIRRORED 1 : 100

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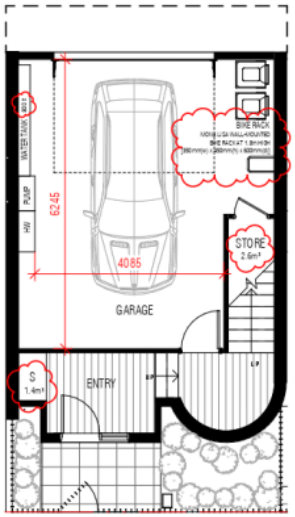
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CLIENT GLENVILL

PRINT SIZE A3
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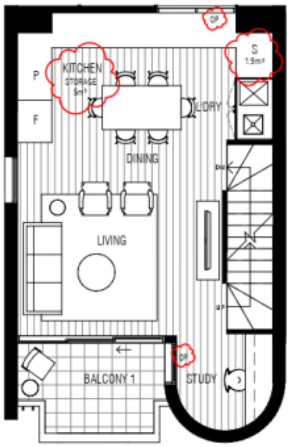
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TP304D

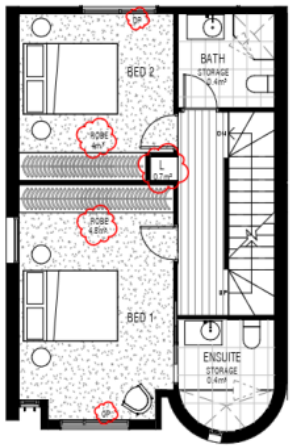
Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



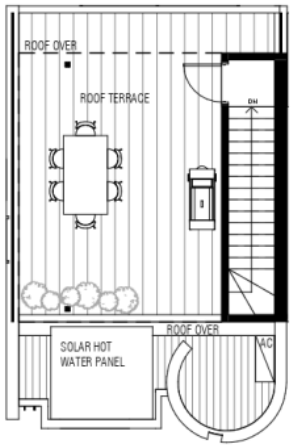
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T2 - END 1 : 100

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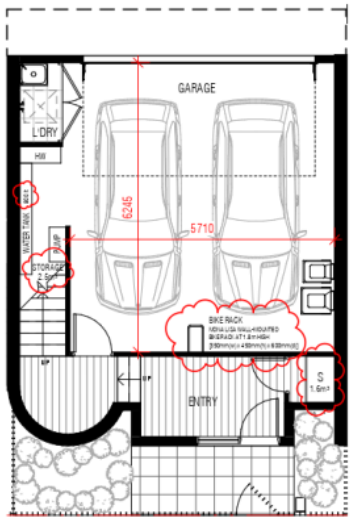
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PRINT SIZE A3
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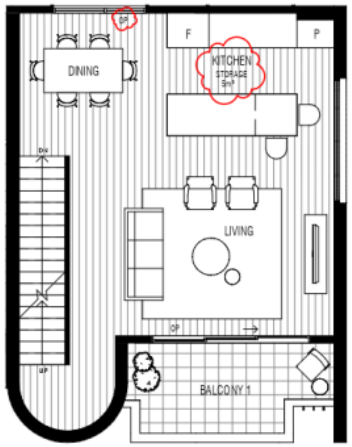
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TP305D

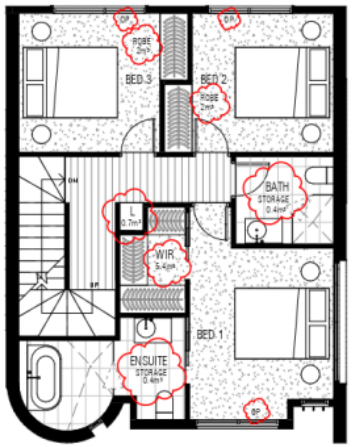
Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



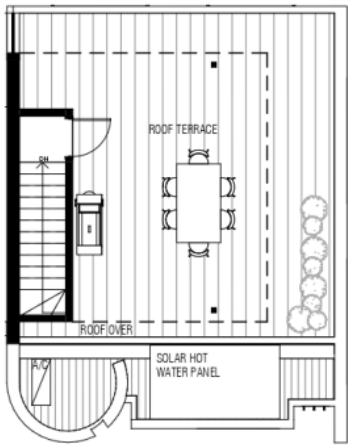
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T3 1 : 100

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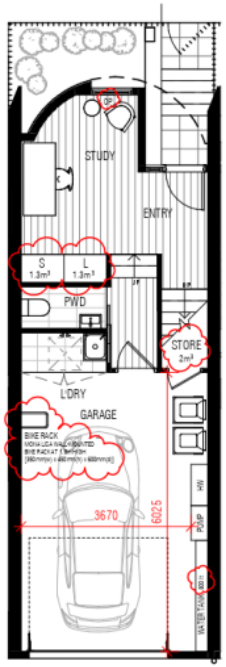
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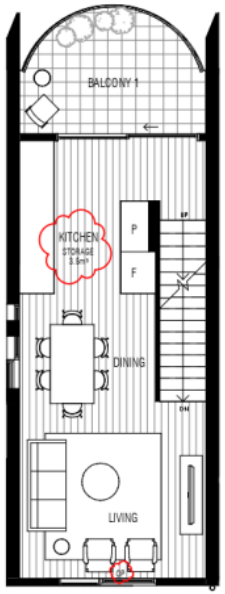
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TP306D

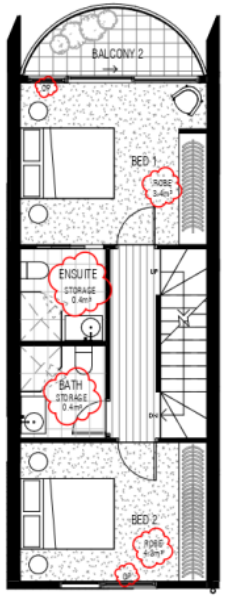
Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans



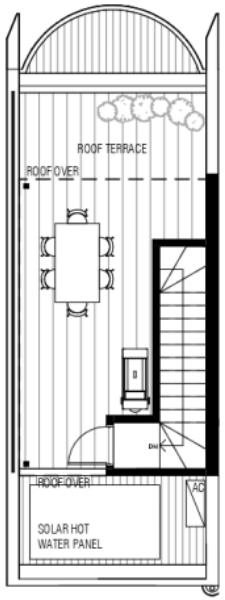
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T4 1 : 100

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NORTH

TP307D

Attachment 1 - PLN19/0931 - 1 Latrobe Ave, Alphington - Decision Plans

APARTMENTS AND LOFTS COMPLIANCE MATRIX

ISSUE DATE 12/03/2020

Storage Requirements

	INTERNAL	EXTERNAL	TOTAL
1 bed	6	4	10
2 bed	9	5	14
3 bed	12	6	18

	APT/LOFT NO.	TYPE	BEDROOM	CLAUSE 58.00 STANDARD D17 (Accessibility)	D19 (Private Open	D20 (Storage)	D24 (Min bedroom dimension)	D24 (Min living room dimension)	D25 (Room Depth)	D27 (Cross Ventilation)	STORAGE (m³) INTERNAL	EXTERNAL	TOTAL
APARTMENTS													
GROUND	APT G.1	A1	2B	✓	✓	✓	✓	✓	✓	✓	13.2	5.7	18.9
	APT G.2	B1	2B	✓	✓	✓	✓	✓	✓		19.1	9.5	28.6
	APT G.3	B1M	2B	✓	✓	✓	✓	✓	✓		19.1	9.5	28.6
	APT G.4	C1	1B	✓	✓	✓	✓	✓	✓		10.6	5.4	16
	APT G.5	D1	3B		✓	✓	✓	✓	✓	✓	19.2	13.4	32.6
	APT G.6	E1	1B	✓	✓	✓	✓	✓	✓		9.7	4.1	13.8
	APT G.7	F1	2B		✓	✓	✓	✓	✓	✓	9.1	7.7	16.8
	APT G.8	G1	1B		✓	✓	✓	✓	✓		8.5	4.1	12.6
	APT G.9	H1	2B		✓	✓	✓	✓	✓	✓	17.7	5.3	23
	APT G.10	H1M	2B		✓	✓	✓	✓	✓	✓	17.7	5.3	23
LEVEL 1	APT 1.1	A1	2B	✓	✓	✓	✓	✓	✓	✓	13.2	5	18.2
	APT 1.2	B2	2B	✓	✓	✓	✓	✓	✓		19.1	5	24.1
	APT 1.3	B2M	2B	✓	✓	✓	✓	✓	✓		19.1	6.9	26
	APT 1.4	C1	1B	✓	✓	✓	✓	✓	✓		10.6	4.1	14.7
	APT 1.5	D1	3B		✓	✓	✓	✓	✓	✓	19.2	13.4	32.6
	APT 1.6	E1	1B	✓	✓	✓	✓	✓	✓		9.7	4.1	13.8
	APT 1.7	F2	2B	✓	✓	✓	✓	✓	✓	✓	10.9	7.5	18.4
	APT 1.8	G2	1B		✓	✓	✓	✓	✓		10	4.1	14.1
	APT 1.9	H2	2B		✓	✓	✓	✓	✓	✓	13.9	5	18.9
	APT 1.10	H2M	2B		✓	✓	✓	✓	✓	✓	13.9	10.3	24.2
	APT 1.11	J1	2B		✓	✓	✓	✓	✓		14.4	8.1	22.5
LEVEL 2	APT 2.1	A1	2B	✓	✓	✓	✓	✓	✓	✓	13.2	6.8	20
	APT 2.2	B2	2B	✓	✓	✓	✓	✓	✓		19.1	5	24.1
	APT 2.3	B2M	2B	✓	✓	✓	✓	✓	✓		19.1	8.6	27.7
	APT 2.4	C1	1B	✓	✓	✓	✓	✓	✓		10.6	4.1	14.7
	APT 2.5	D1	3B		✓	✓	✓	✓	✓	✓	19.2	15.9	35.1
	APT 2.6	E1	1B	✓	✓	✓	✓	✓	✓		9.7	4.1	13.8
	APT 2.7	F2	2B	✓	✓	✓	✓	✓	✓	✓	10.9	5.4	16.3
	APT 2.8	G2	1B		✓	✓	✓	✓	✓		10	4.1	14.1
	APT 2.9	H2	2B		✓	✓	✓	✓	✓	✓	13.9	5.4	19.3
	APT 2.10	H2M	2B		✓	✓	✓	✓	✓	✓	13.9	5.4	19.3
	APT 2.11	J1	2B		✓	✓	✓	✓	✓		14.4	5.4	19.8
LEVEL 3	APT 3.1	A1	2B	✓	✓	✓	✓	✓	✓	✓	13.2	5	18.2
	APT 3.2	B3	2B	✓	✓	✓	✓	✓	✓		19.1	7.1	26.2
	APT 3.3	B3M	2B	✓	✓	✓	✓	✓	✓		19.1	6.5	25.6
	APT 3.4	C2	1B	✓	✓	✓	✓	✓	✓		10.6	4.1	14.7
	APT 3.5	D2	3B		✓	✓	✓	✓	✓	✓	26	13.2	39.2
	APT 3.6	F3	2B	✓	✓	✓	✓	✓	✓	✓	12	5.1	17.1
	APT 3.7	G3	1B		✓	✓	✓	✓	✓		7.9	4.1	12
	APT 3.8	H3	2B		✓	✓	✓	✓	✓	✓	14.4	5.1	19.5
	APT 3.9	H3M	2B		✓	✓	✓	✓	✓	✓	14.4	5.1	19.5
	APT 3.10	J1	2B		✓	✓	✓	✓	✓		14.4	5.1	19.5
LEVEL 4	APT 4.1	A1	2B	✓	✓	✓	✓	✓	✓	✓	13.2	5.1	18.3
	APT 4.2	B4	2B	✓	✓	✓	✓	✓	✓		19.1	5.1	24.2
	APT 4.3	B4M	2B	✓	✓	✓	✓	✓	✓		19.1	6.5	25.6
	APT 4.4	C3	1B	✓	✓	✓	✓	✓	✓		7.6	4.1	11.7
	APT 4.5	D3	3B		✓	✓	✓	✓	✓	✓	26	12.3	38.3
	APT 4.6	F4	2B	✓	✓	✓	✓	✓	✓	✓	11.9	10.8	22.7
	APT 4.7	G4	1B		✓	✓	✓	✓	✓		7.9	4.1	12
	APT 4.8	H4	2B		✓	✓	✓	✓	✓	✓	14.4	10	24.4
	APT 4.9	H4M	2B		✓	✓	✓	✓	✓	✓	14.4	6.8	21.2
	APT 4.10	J1	2B		✓	✓	✓	✓	✓		14.4	8	22.4
PERCENTAGE				53%						69%			
LOFTS													
GROUND & LEVEL 1	LOFT 1	TYPE 1	2B		✓	✓	✓	✓	✓	✓	14.9	6.3	21.2
	LOFT 2	TYPE 1	2B		✓	✓	✓	✓	✓	✓	14.9	6.6	21.5
	LOFT 3	TYPE 1	2B		✓	✓	✓	✓	✓	✓	14.9	6.5	21.4
	LOFT 4	TYPE 1	2B		✓	✓	✓	✓	✓	✓	14.9	6.6	21.5
	LOFT 5	TYPE 1	2B		✓	✓	✓	✓	✓	✓	14.9	6.6	21.5
	LOFT 6	TYPE 1	2B		✓	✓	✓	✓	✓	✓	14.9	6.6	21.5
LEVEL 2, 3 & 4	LOFT 7	TYPE 2	2B		✓	✓	✓	✓	✓	✓	14.6	6.4	21
	LOFT 8	TYPE 2	2B		✓	✓	✓	✓	✓	✓	14.6	6.2	20.8
	LOFT 9	TYPE 2	2B		✓	✓	✓	✓	✓	✓	14.6	6.6	21.2
	LOFT 10	TYPE 2	2B		✓	✓	✓	✓	✓	✓	14.6	6.6	21.2
	LOFT 11	TYPE 2	2B		✓	✓	✓	✓	✓	✓	14.6	6.6	21.2
	LOFT 12	TYPE 2	2B		✓	✓	✓	✓	✓	✓	14.6	5.3	19.9

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TOWN PLANNING

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CLIENT GLENVILL

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NORTH

TP400E

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

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TOWN PLANNING_DRAWING SCHEDULE

TP00	COVER PAGE & DRAWING LIST
TP01	SITE PLAN
TP02	EXISTING & DEMOLITION WETLAP BUILDING PLANS
TP03	EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS
TP04	EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS
TP10	PROPOSED BASEMENT / LOWER GND MEZ PLAN
TP11	PROPOSED GROUND FLOOR PLAN
TP12	PROPOSED LEVEL 1 PLAN
TP13	PROPOSED LEVEL 2 PLAN
TP14	PROPOSED LEVEL 3 PLAN
TP15	PROPOSED LEVEL 4 PLAN
TP16	PROPOSED ROOF PLAN
TP30	PROPOSED ELEVATIONS (SHEET 01)
TP31	PROPOSED ELEVATIONS (SHEET 02)
TP32	PROPOSED ELEVATIONS (SHEET 03)
TP33	PROPOSED ELEVATIONS (SHEET 04)
TP36	SITE SECTIONS
TP37	SITE SECTIONS
TP40	SHADOW DIAGRAMS
TP41	SHADOW DIAGRAMS
TP42	SHADOW DIAGRAMS
TP43	SHADOW DIAGRAMS
TP44	SHADOW DIAGRAMS
TP45	SHADOW DIAGRAMS
TP50	OVERLOOKING DIAGRAMS
TP51	OVERLOOKING DIAGRAMS
TP60	LEVEL GROUND ACCESSIBILITY PLAN
TP61	LEVEL 1 ACCESSIBILITY PLAN
TP62	LEVEL 2 ACCESSIBILITY PLAN
TP63	LEVEL 3 ACCESSIBILITY PLAN
TP64	LEVEL 4 ACCESSIBILITY PLAN
TP65	LEVEL GROUND NATURAL VENTILATION PLAN
TP66	LEVEL 1 NATURAL VENTILATION PLAN
TP67	LEVEL 2 NATURAL VENTILATION PLAN
TP68	LEVEL 3 NATURAL VENTILATION PLAN
TP69	LEVEL 4 NATURAL VENTILATION PLAN
TP70	COMPLIANCE PLANS APT TYPE A1
TP71	COMPLIANCE PLANS APT TYPE A2
TP72	COMPLIANCE PLANS APT TYPE B1
TP73	COMPLIANCE PLANS APT TYPE B2
TP74	COMPLIANCE PLANS APT TYPE B3/B5M
TP75	COMPLIANCE PLANS APT TYPE B4
TP76	COMPLIANCE PLANS APT TYPE B5/B5M
TP77	COMPLIANCE PLANS APT TYPE B6
TP78	COMPLIANCE PLANS APT TYPE C1
TP79	COMPLIANCE PLANS APT TYPE C2
TP80	COMPLIANCE PLANS APT TYPE D1
TP81	COMPLIANCE PLANS APT TYPE D2
TP82	COMPLIANCE PLANS APT TYPE D3
TP83	COMPLIANCE PLANS APT TYPE E1
TP84	COMPLIANCE PLANS APT TYPE F1
TP85	COMPLIANCE PLANS APT TYPE F2
TP86	COMPLIANCE PLANS APT TYPE G1
TP87	COMPLIANCE PLANS APT TYPE G2
TP88	COMPLIANCE PLANS APT TYPE G3
TP89	COMPLIANCE PLANS APT TYPE G4
TP90	COMPLIANCE PLANS APT TYPE H1 & H1M
TP91	COMPLIANCE PLANS APT TYPE H2 & H2M
TP92	COMPLIANCE PLANS APT TYPE H3 & H3M
TP93	COMPLIANCE PLANS APT TYPE H4 & H4M
TP94	COMPLIANCE PLANS APT TYPE J1
TP95	COMPLIANCE PLANS APT TYPE J2
TP96	COMPLIANCE PLANS APT TYPE J3
TP97	COMPLIANCE PLANS LOFT TYPE 1
TP98	COMPLIANCE PLANS LOFT TYPE 2
TP99	COMPLIANCE PLANS LOFT TYPE 3
TP100	TOWNHOUSE TYPE T1 - MIRRORED
TP101	TOWNHOUSE TYPE T1 - END
TP102	TOWNHOUSE TYPE T2
TP103	TOWNHOUSE TYPE T2 - MIRRORED
TP104	TOWNHOUSE TYPE T3 - END
TP105	TOWNHOUSE TYPE T3
TP106	TOWNHOUSE TYPE T4
TP107	COMPLIANCE MATRIX

EXECUTIVE SUMMARY

SITE AREA (Excluding subterranean basement area)	5686 m² / 2178 m²
SUBSTRATA/UNDERGROUND BASEMENT AREA	
TOTAL NUMBER OF DWELLINGS	73
1 BEDROOM APARTMENTS	6
2 BEDROOM APARTMENTS	33
3 BEDROOM APARTMENTS	6
1 BEDROOM LOFTS	7
2 BEDROOM LOFTS	10
3 BEDROOM TOWNHOUSES	7
4 BEDROOM TOWNHOUSES	4
TOTAL NUMBER OF CARPARKS	98
RESIDENTIAL CARPARKS	92
VISITOR CARPARKS (WITHIN LOT BOUNDARY)	6
TOTAL NUMBER OF BICYCLE PARKING SPACES	82
RESIDENTIAL BICYCLE PARKING SPACES	74
VISITOR BICYCLE PARKING SPACES	8

COVER PAGE & DRAWING LIST 1 : 100

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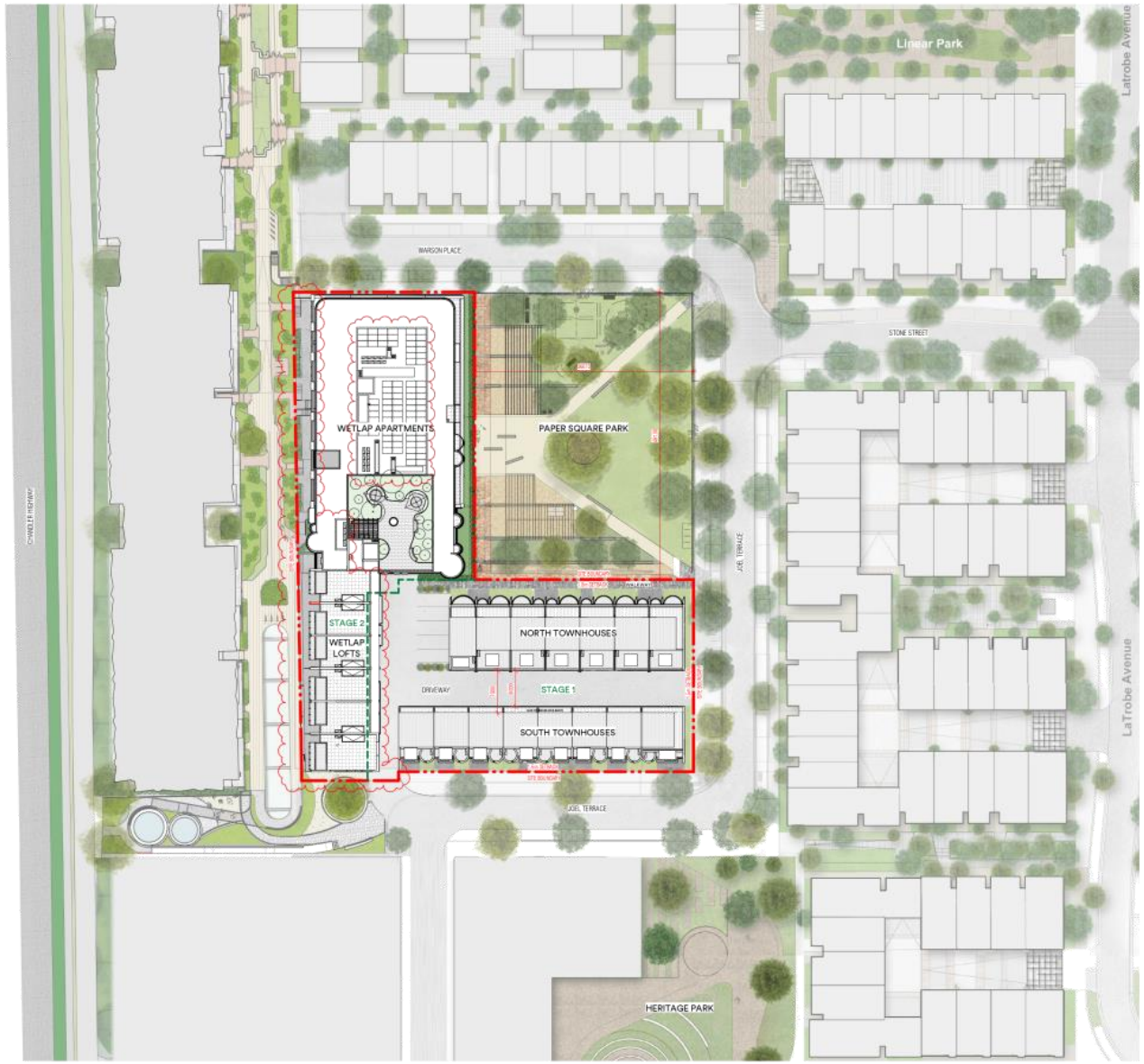
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TOWN PLANNING

TP00G

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SITE PLAN 1 : 350

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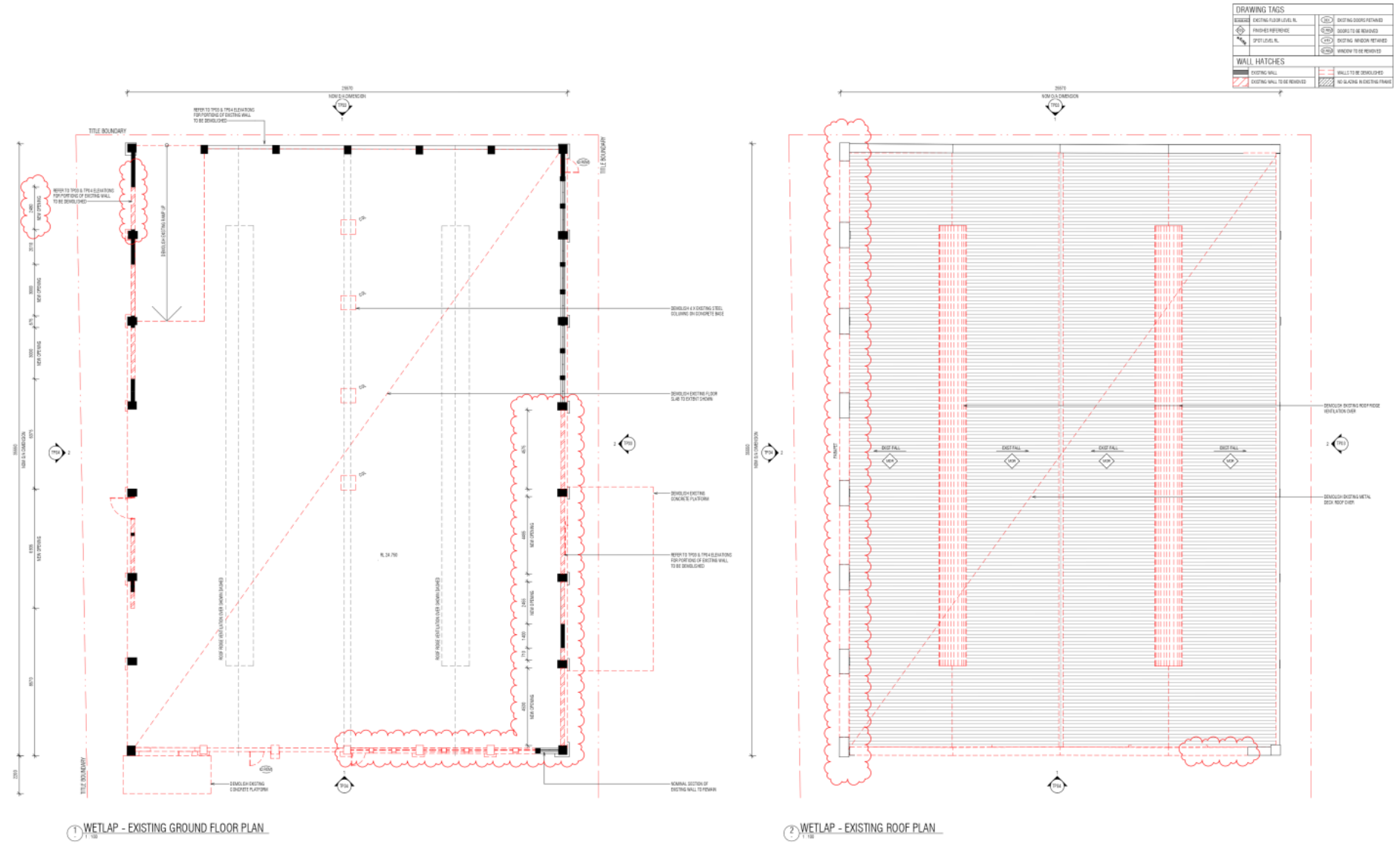
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EXISTING & DEMOLITION WETLAP BUILDING PLANS 1 : 100

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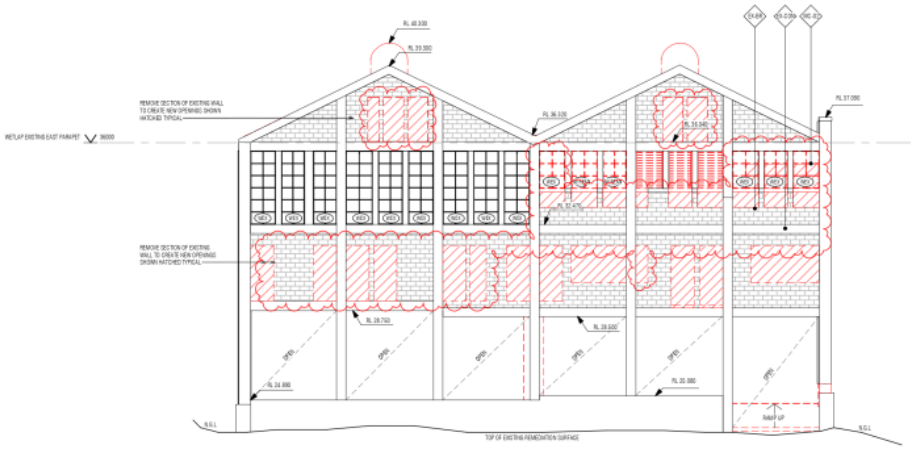
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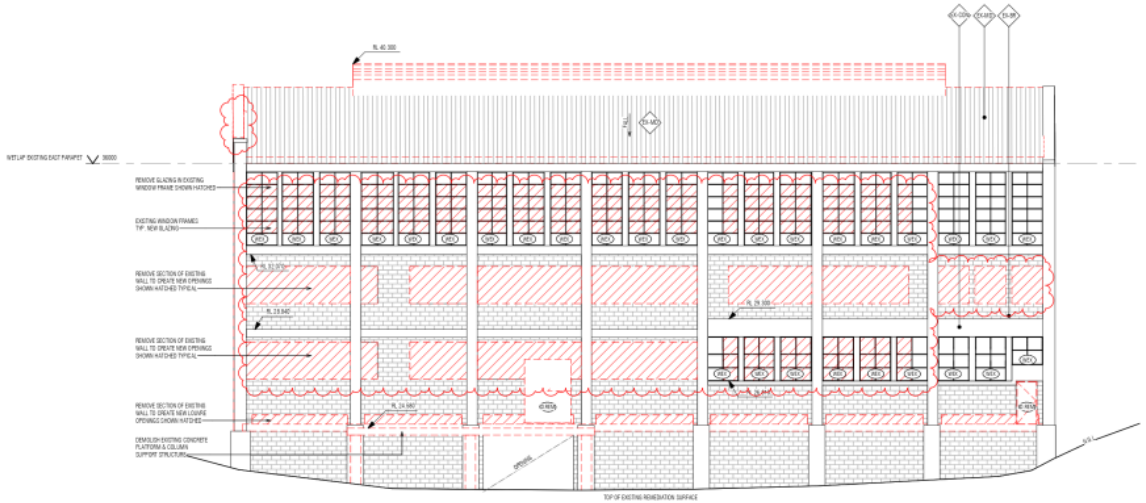
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TOWN PLANNING
TP02 F

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1 WETLAP - EXISTING NORTH ELEVATION
1 : 100



2 WETLAP - EXISTING EAST ELEVATION
1 : 100

EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS 1 : 100

DRAWING TAGS

WALL HATCHES

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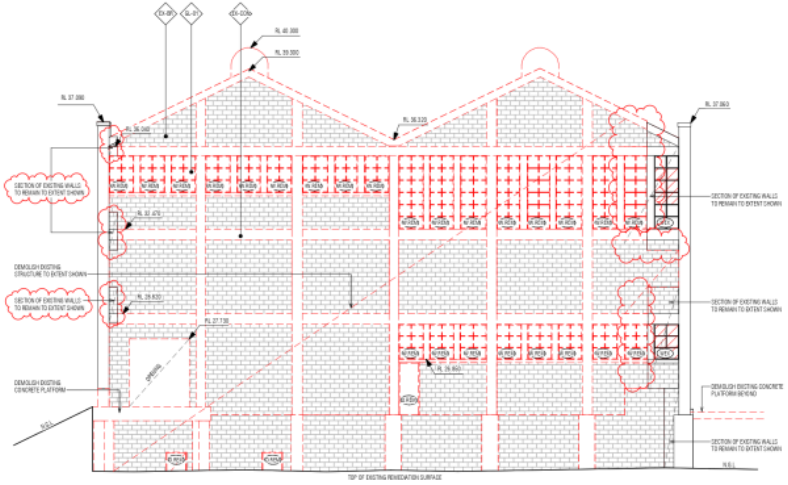
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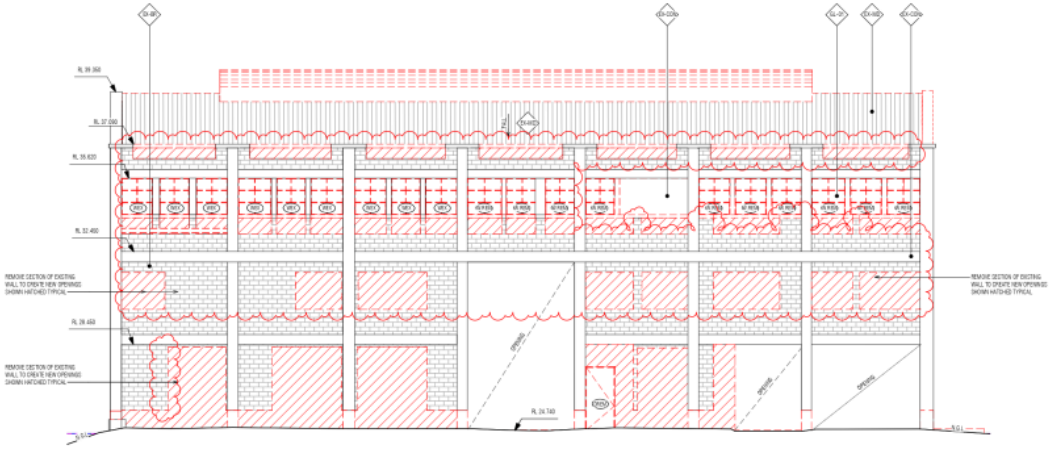
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TP03G

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1 WETLAP - EXISTING SOUTH ELEVATION
1 : 100



2 WETLAP - EXISTING WEST ELEVATION
1 : 100

DRAWING TAGS

WALL HATCHES

EXISTING WETLAP ELEVATIONS & DEMOLITION DETAILS 1 : 100

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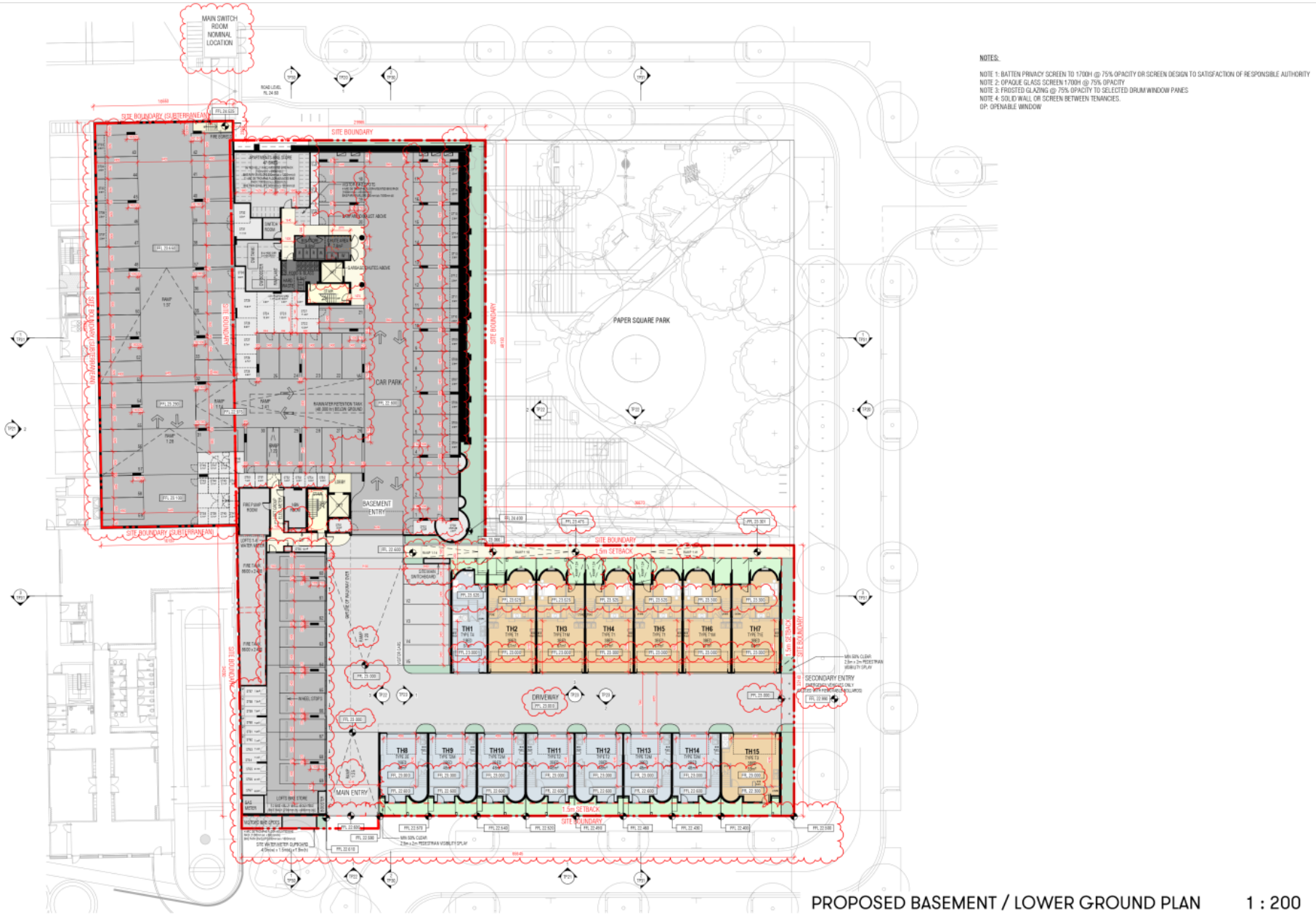
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PROPOSED BASEMENT / LOWER GROUND PLAN 1 : 200

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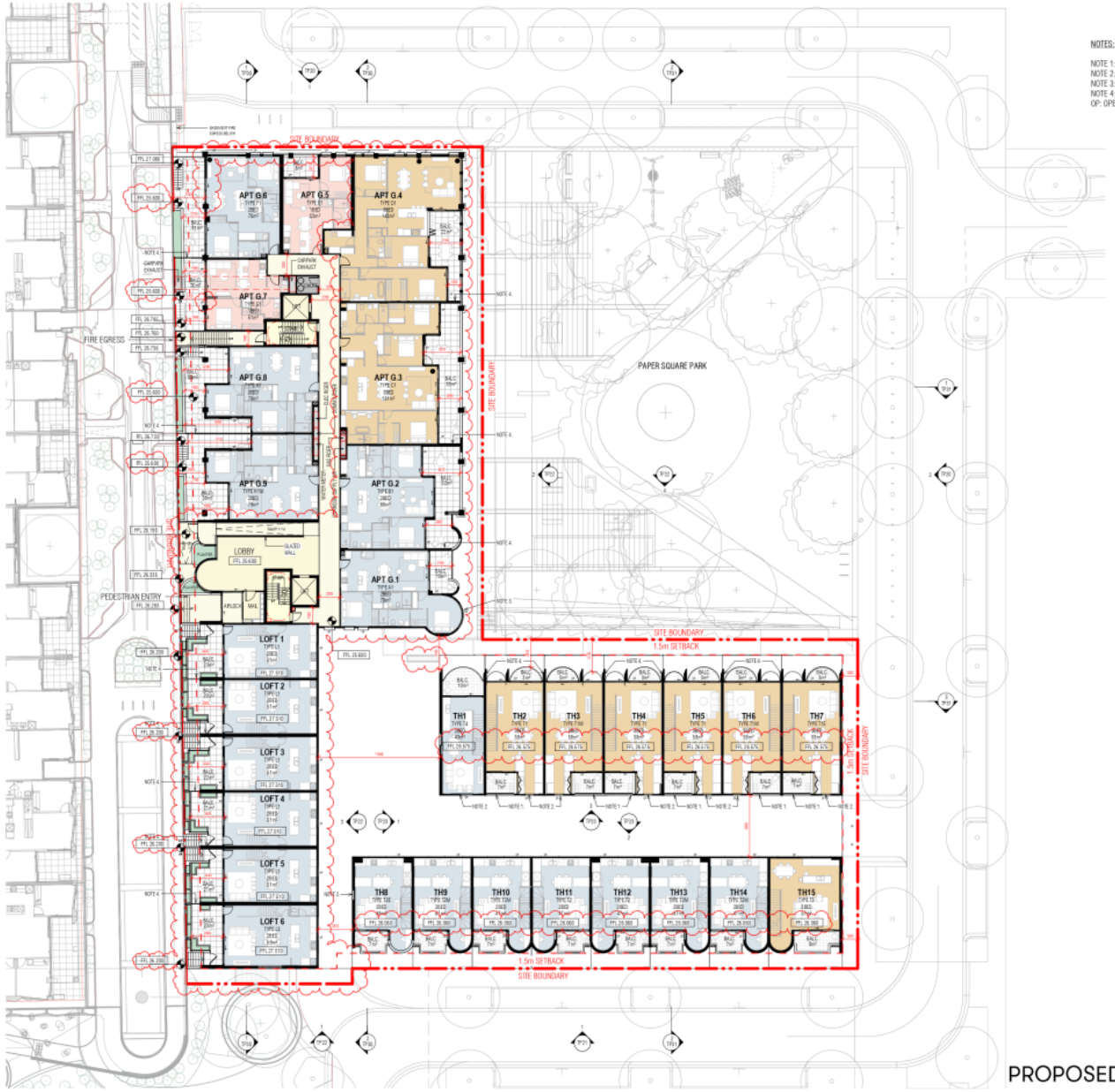
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PROPOSED GROUND FLOOR PLAN 1 : 200

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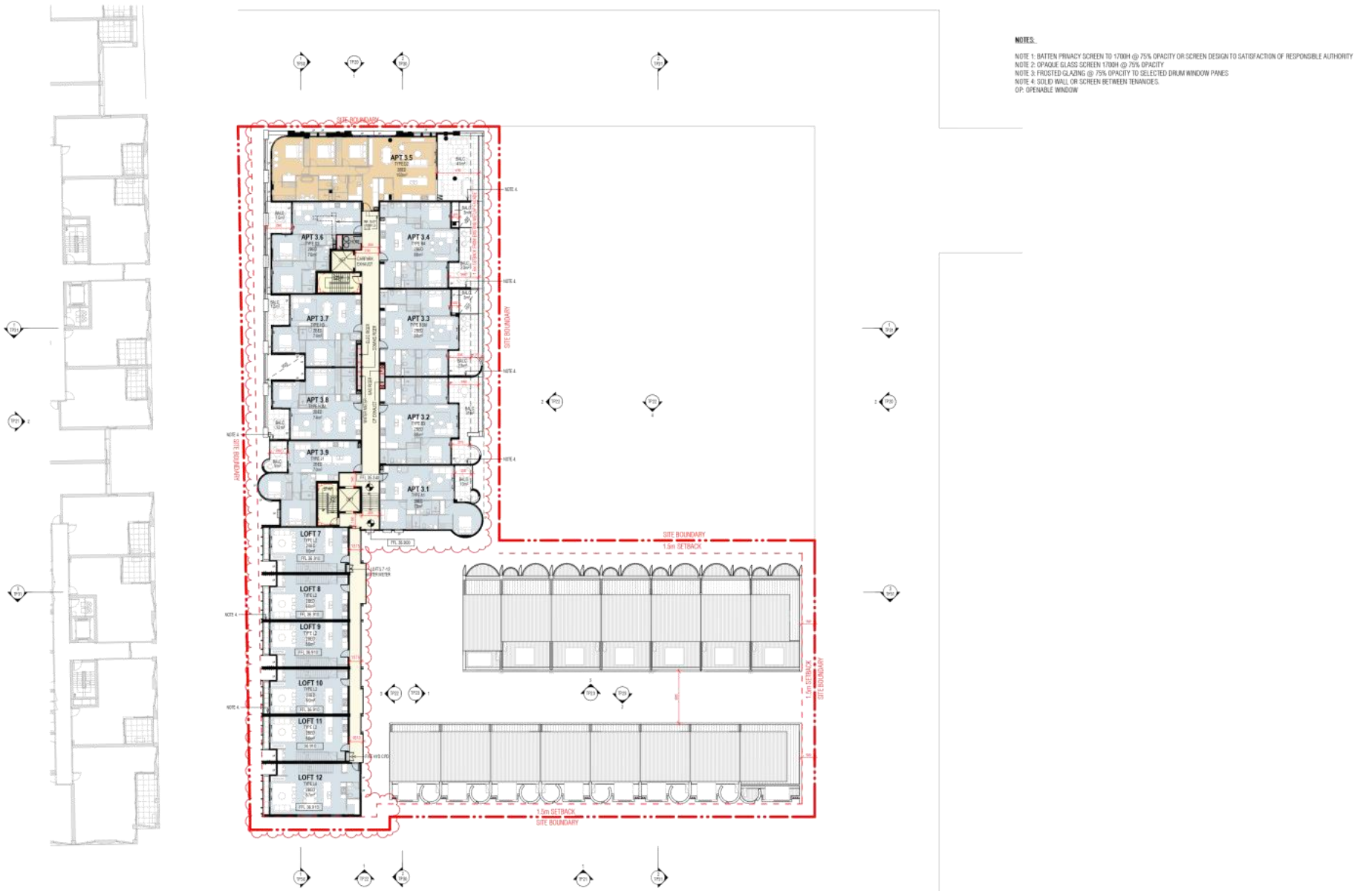
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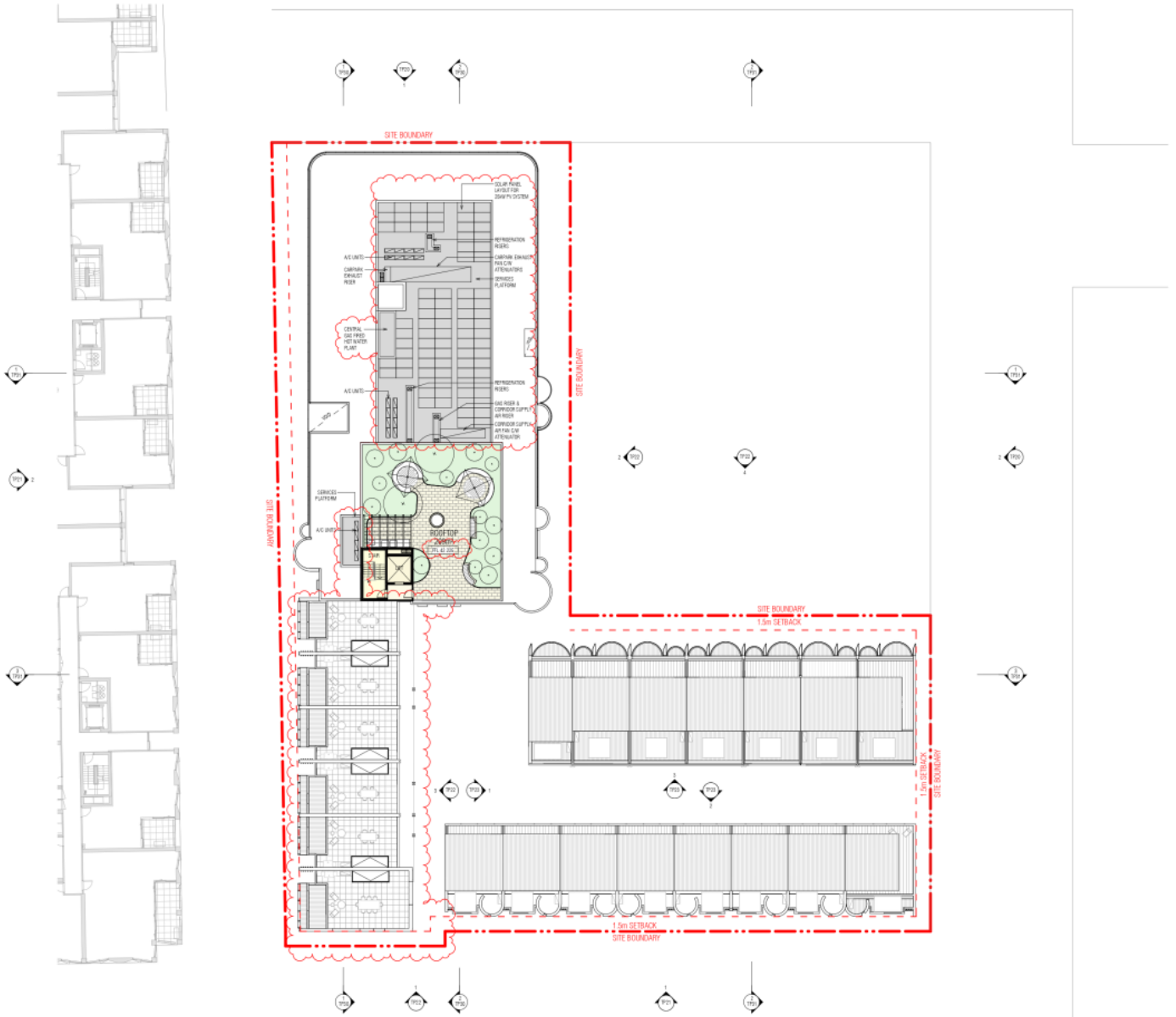
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Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



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PROPOSED ROOF PLAN 1 : 200

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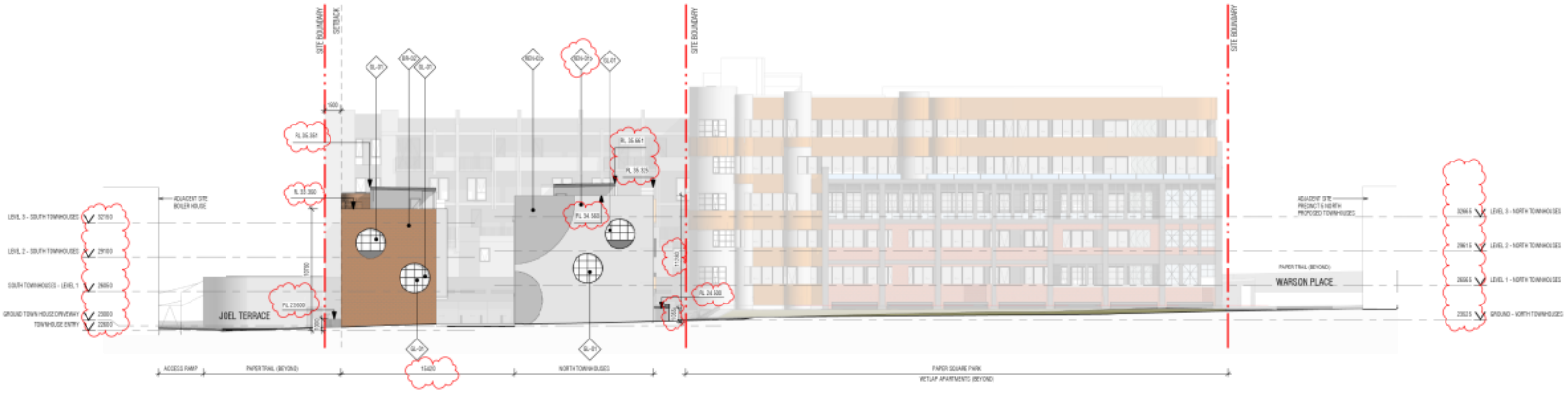
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1 PROPOSED NORTH ELEVATION



2 PROPOSED EAST ELEVATION

FINISHES - EXTERNAL

FACADES		
BR-01	RED PRESSED BRICKS - VERTICAL	RECYCLED BRICK FINISH
BR-02	RED PRESSED BRICKS - HORIZONTAL	RECYCLED BRICK FINISH
BR-03	BRICK	CHARCOAL BRICK FINISH
BR-04	BRICKS TO MATCH EXISTING WETLAP FACADE	
EX-BR	EXISTING WETLAP FACADE BRICKS	
EX-CON	EXISTING CONCRETE WETLAP FACADE	CONCRETE FINISH
CP-01	FORMED CONCRETE LOOK	NATURAL CONCRETE FINISH
DR-01	SOLID CORE FLUSH PANEL DOOR	DARK GREY PAINT FINISH
WN-01	AL FRAME WINDOW - BLACK POWDERCOAT	CLEAR GLAZING
WC-01	CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
WC-02	METAL STEEL CLADDING	BLACKENED FINISH
WC-03	PERFORATED CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MF-01	METAL FRAME	BLACK POWDERCOAT FINISH
MF-02	SPANDREL PANEL	BLACK POWDERCOAT FINISH
PEN-01	LIGHT RENDER	LIGHT FINISH
PEN-02	DARK RENDER	DARK FINISH
PEN-03	MEDIUM RENDER	MEDIUM FINISH
GL-01	GLAZING	CLEAR
GL-02	GLAZING (1700mm HIGH TYPE SPACER)	OPAQUE
GL-03	GLAZING	FROSTED
TM-01	TIMBER LOOK GARAGE DOORS	TIMBER LOOK FINISH
ROOF MATERIALS		
RF-01	METAL DECK ROOFING	GALVANISED STEEL
RF-02	FASCIA & CAPPINGS	BLACK POWDERCOAT FINISH
RF-03	ROOF SOFFIT LININGS	GREY PAINT FINISH
PRIVACY SCREENS AND BALUSTRADES		
BL-01	VERTICAL STEEL BLADE BALUSTRADE - 1300mm HIGH	BLACK POWDERCOAT FINISH
LANDSCAPE AND FENCING		
KF-01	VERTICAL STEEL BLADE FENCING	BLACK POWDERCOAT FINISH

PROPOSED ELEVATIONS (SHEET 01) 1 : 200

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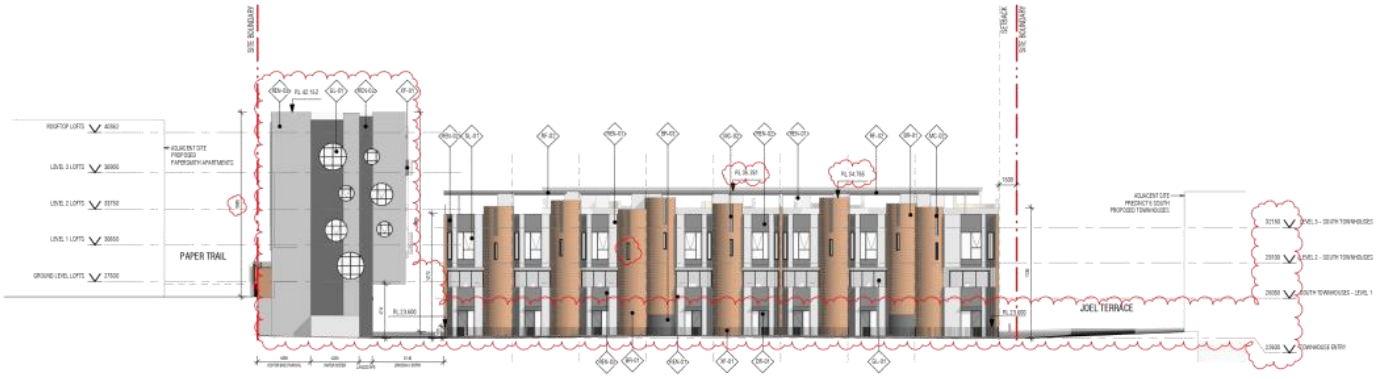
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NORTH

TOWN PLANNING
TP20 J

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 PROPOSED SOUTH ELEVATION



2 PROPOSED WEST ELEVATION

FINISHES - EXTERNAL

FACADES		
BR-01	RED PRESSED BRICKS - VERTICAL	RECYCLED BRICK FINISH
BR-02	RED PRESSED BRICKS - HORIZONTAL	RECYCLED BRICK FINISH
BR-03	BRICK	CHARCOAL BRICK FINISH
BR-04	BRICKS TO MATCH EXISTING WETLAP FACADE	
EX-BR	EXISTING WETLAP FACADE BRICKS	
EX-CON	EXISTING CONCRETE WETLAP FACADE	CONCRETE FINISH
CP-01	FORMED CONCRETE LOOK	NATURAL CONCRETE FINISH
CW-01	SOLID TIMBER LOOK PANEL DOOR	DARK GREY PAINT FINISH
WW-01	AL. FRAME WINDOW - BLACK POWDERCOAT	CLEAR GLAZING
MC-01	CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MC-02	METAL STEEL CLADDING	BLACKENED FINISH
MC-03	PERFORATED CORTEN STEEL CLADDING	WEATHERED STEEL FINISH
MF-01	METAL FRAME	BLACK POWDERCOAT FINISH
MF-02	SPANDREL PANEL	BLACK POWDERCOAT FINISH
REN-01	LIGHT RENDER	LIGHT FINISH
REN-02	DARK RENDER	DARK FINISH
REN-03	MEDIUM RENDER	MEDIUM FINISH
GL-01	GLAZING	CLEAR
GL-02	GLAZING (1700mm HIGH 75% OPACITY)	OPAQUE
GL-03	GLAZING	FROSTED
TM-01	TIMBER LOOK GARAGE DOORS	TIMBER LOOK FINISH
ROOF MATERIALS		
RF-01	METAL DECK ROOFING	GALVANISED STEEL
RF-02	FASCIA & GUTTERING	BLACK POWDERCOAT FINISH
RF-03	ROOF GUTTER LININGS	GREY PAINT FINISH
PRIVACY SCREENS AND BALUSTRADES		
BL-01	VERTICAL STEEL BLADE BALUSTRADE - 1000mm HIGH	BLACK POWDERCOAT FINISH
LANDSCAPE AND FENCING		
FF-01	VERTICAL STEEL BLADE FENCING	BLACK POWDERCOAT FINISH

PROPOSED ELEVATIONS (SHEET 02) 1 : 200

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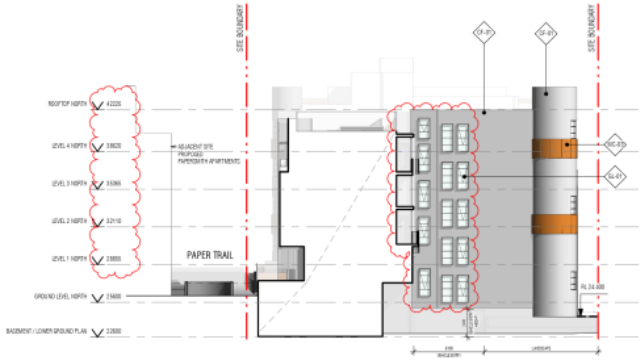
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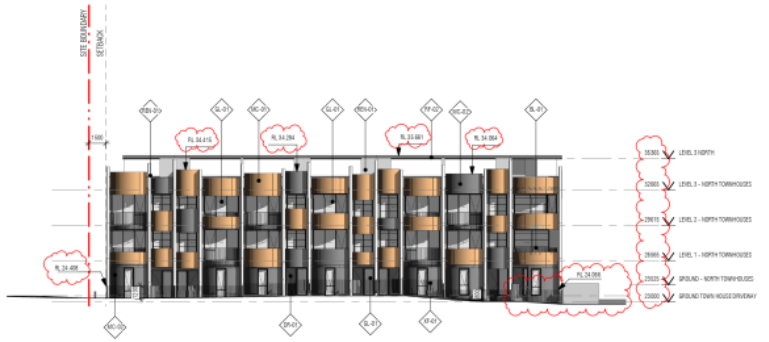
1 PROPOSED SOUTH ELEVATION (WETLAP ONLY)



2 PROPOSED EAST ELEVATION (WETLAP ONLY)



3 PROPOSED EAST ELEVATION (LOFTS)



4 PROPOSED NORTH ELEVATION (TOWNHOUSES)



PROPOSED ELEVATIONS (SHEET 03) 1 : 200

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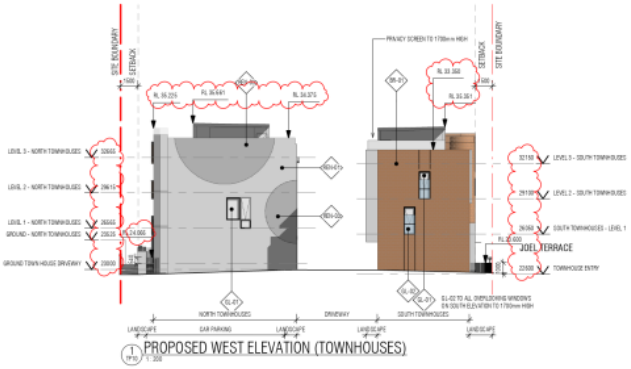
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TP22H

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1 PROPOSED WEST ELEVATION (TOWNHOUSES)



2 PROPOSED NORTH ELEVATION (SOUTH TOWNHOUSES)



3 PROPOSED SOUTH ELEVATION (NORTH TOWNHOUSES)



PROPOSED ELEVATIONS (SHEET 04) 1 : 200

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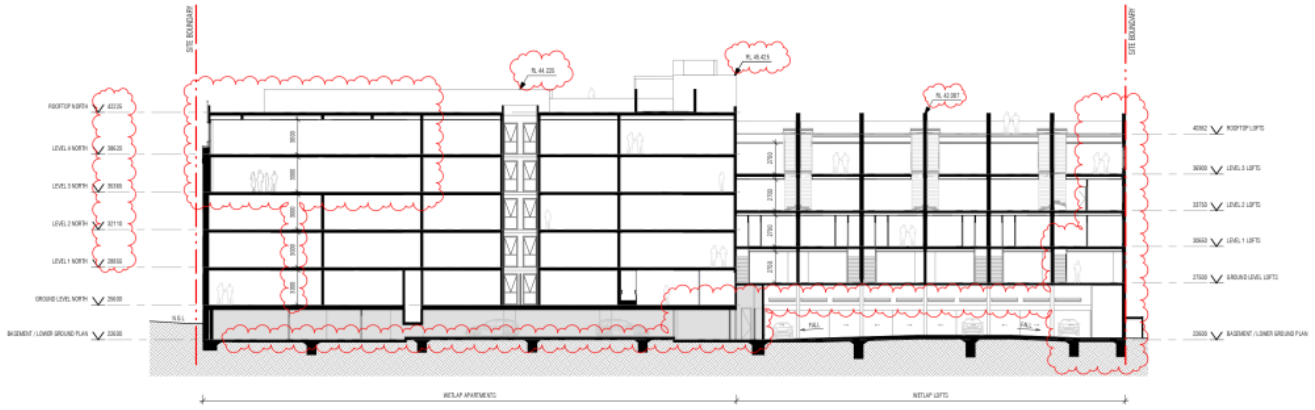
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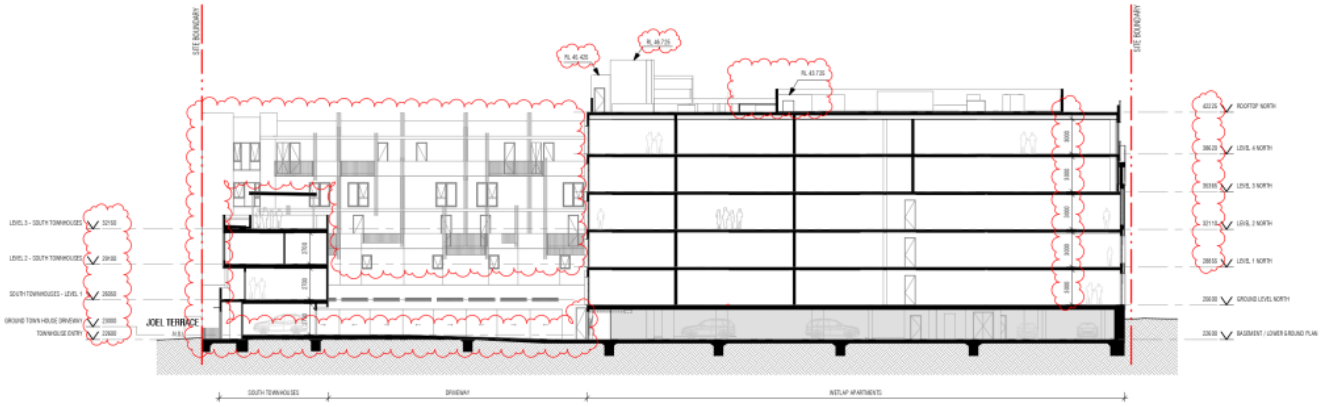
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TP23H

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SECTION 01 - NORTH-SOUTH



SECTION 02 - SOUTH-NORTH

SITE SECTIONS 1 : 200

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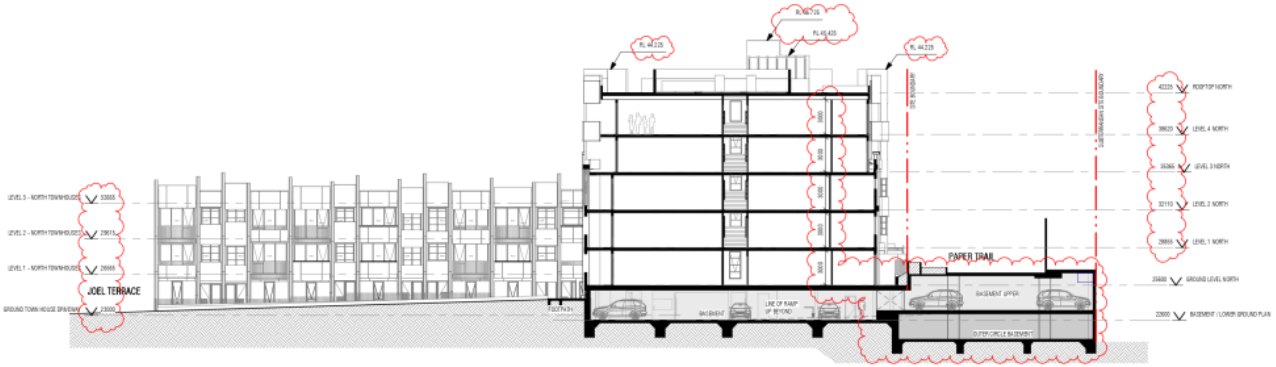
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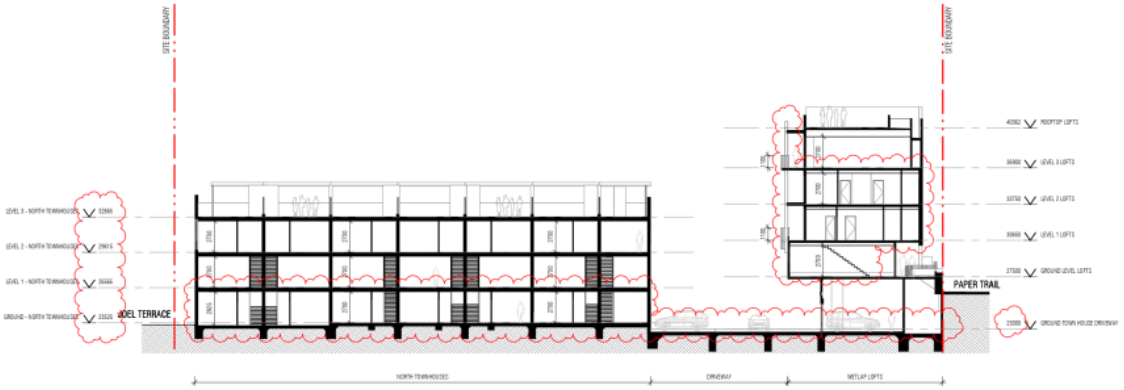
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TP30H

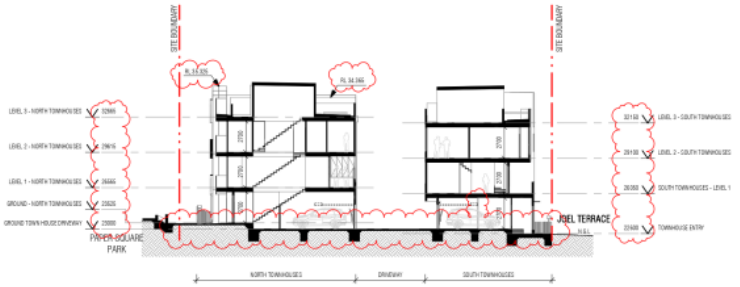
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SECTION 03 - EAST-WEST



SECTION 05 - WEST-EAST



SECTION 04 - SOUTH-NORTH

SITE SECTIONS 1 : 200

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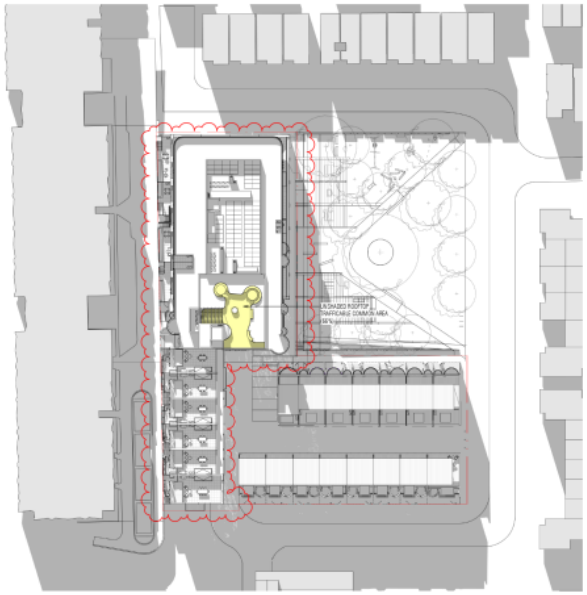
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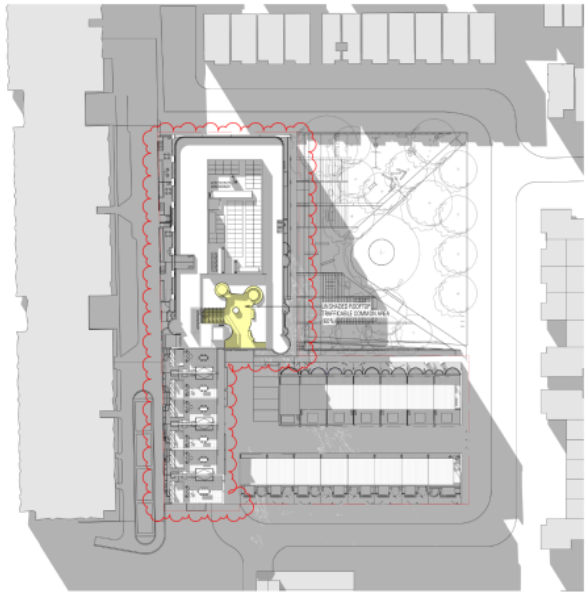
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TOWN PLANNING
TP31 H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 SHADOW DIAGRAM 21st JUNE - 1PM



2 SHADOW DIAGRAM 21st JUNE - 2PM

SHADOW DIAGRAMS 1 : 500

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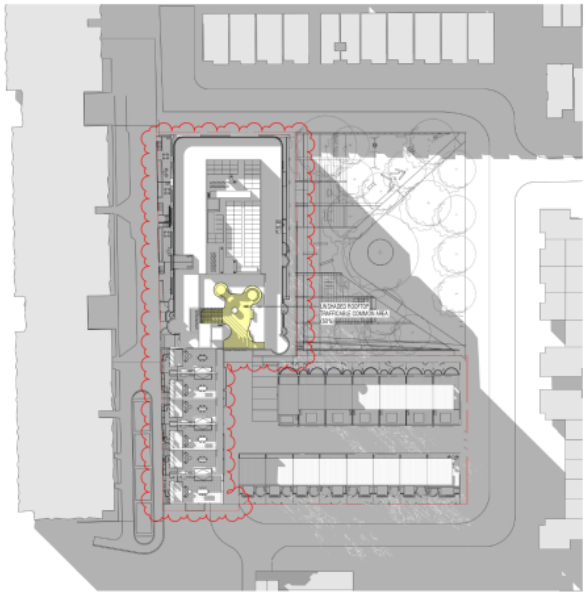
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NORTH

TOWN PLANNING

TP40H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 SHADOW DIAGRAM 21st JUNE - 3PM

SHADOW DIAGRAMS 1 : 500

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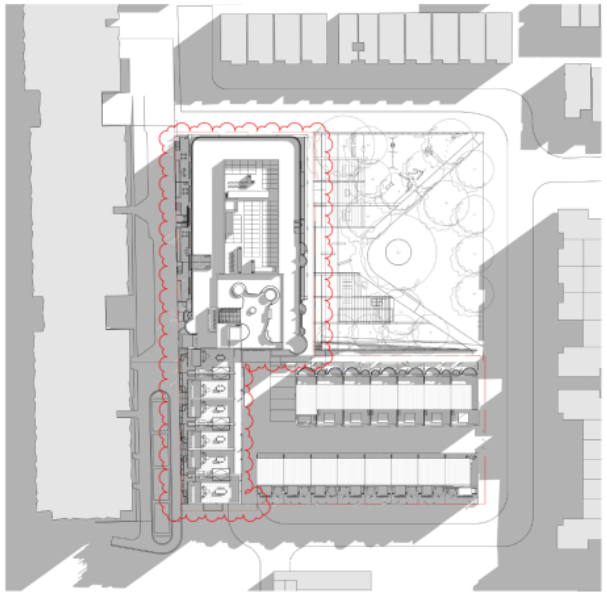
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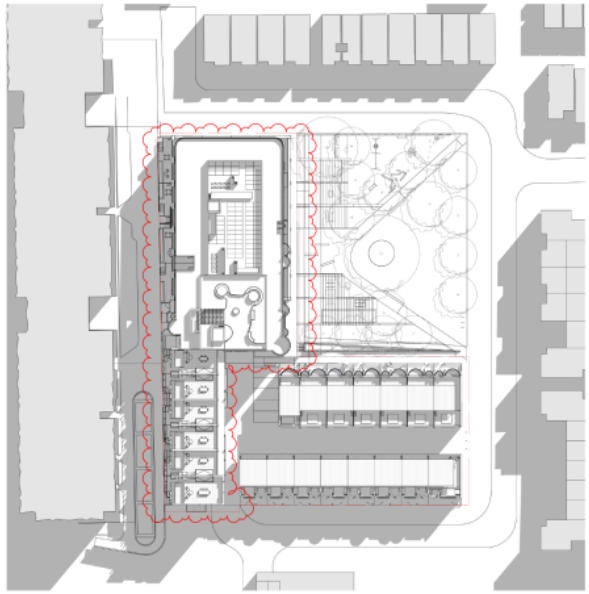
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NORTH

TOWN PLANNING
TP41 H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 SHADOW DIAGRAM 22nd SEP - 9AM



2 SHADOW DIAGRAM 22nd SEP - 10AM

SHADOW DIAGRAMS 1 : 500

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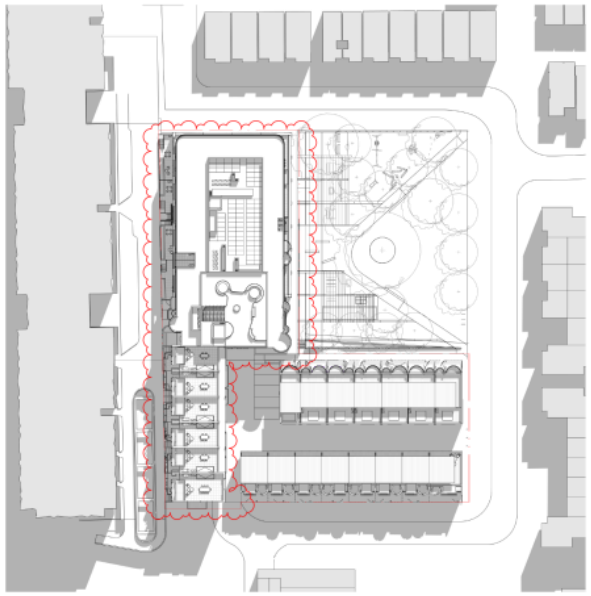
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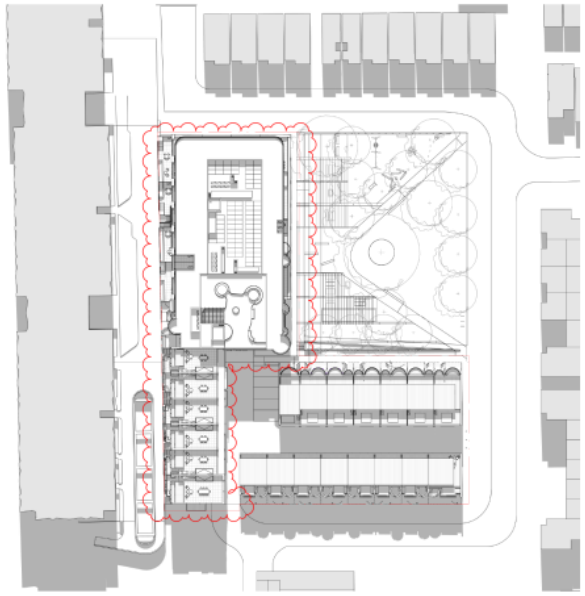
NORTH

TOWN PLANNING
TP42H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 SHADOW DIAGRAM 22nd SEP - 11AM



2 SHADOW DIAGRAM 22nd SEP - 12PM

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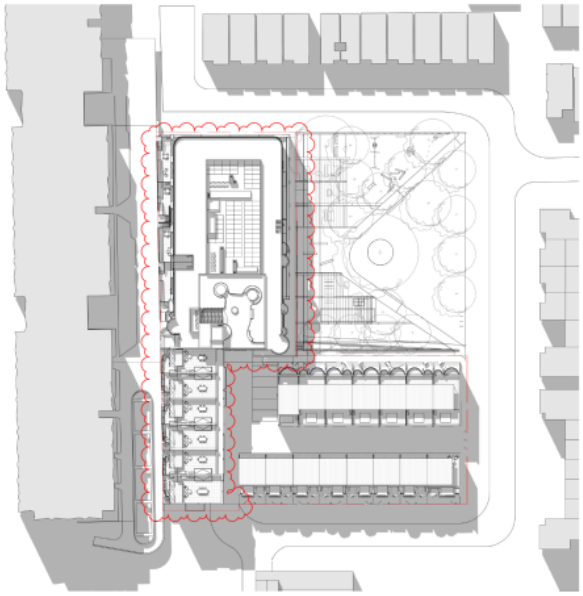
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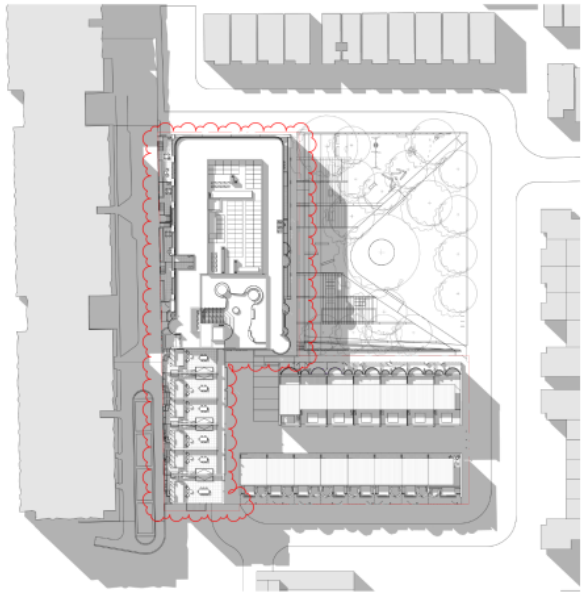
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TOWN PLANNING
TP43H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 SHADOW DIAGRAM 22nd SEP - 1PM



2 SHADOW DIAGRAM 22nd SEP - 2PM

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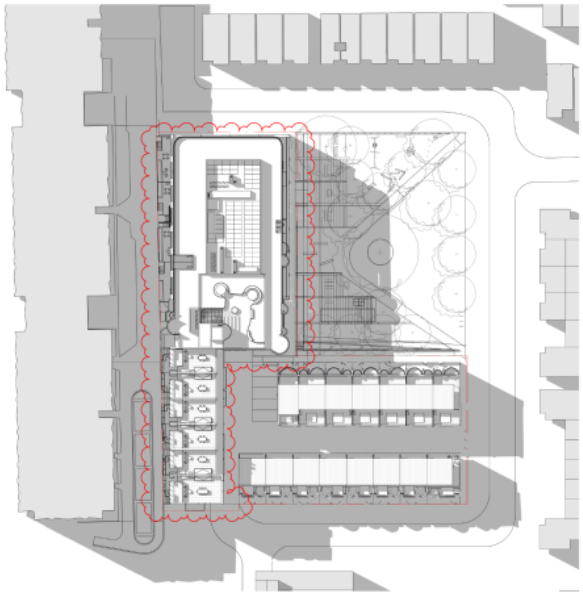
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TP44D

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 SHADOW DIAGRAM 22nd SEP - 3PM

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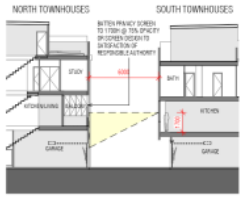
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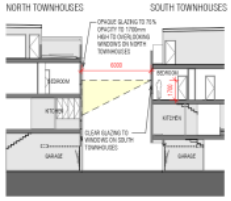
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TOWN PLANNING
TP45D

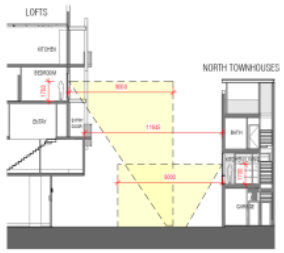
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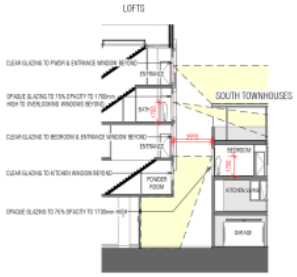
1 OVERLOOKING BETWEEN TOWNHOUSES 1



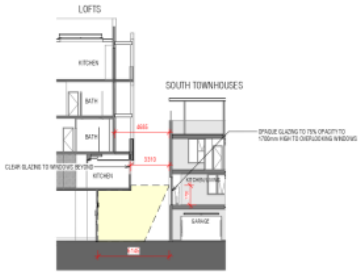
2 OVERLOOKING BETWEEN TOWNHOUSES 2



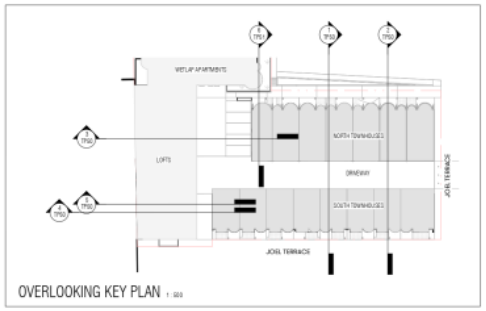
3 OVERLOOKING BETWEEN TOWNHOUSES AND LOFTS 1



4 OVERLOOKING BETWEEN TOWNHOUSES AND LOFTS 3



5 OVERLOOKING BETWEEN TOWNHOUSES AND LOFTS 2



OVERLOOKING KEY PLAN

OVERLOOKING DIAGRAMS 1 : 200

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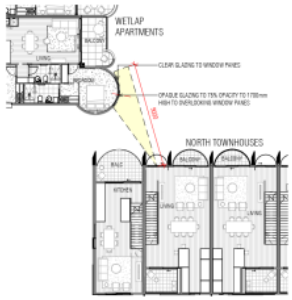
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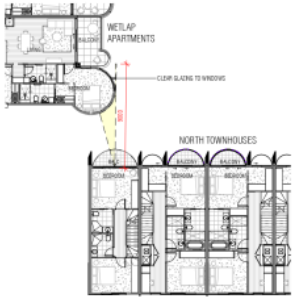
NORTH

TOWN PLANNING
TP50H

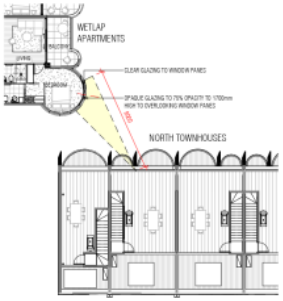
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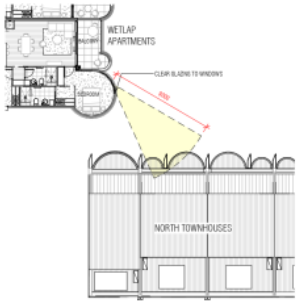
1 OVERLOOKING PLAN GROUND LEVEL



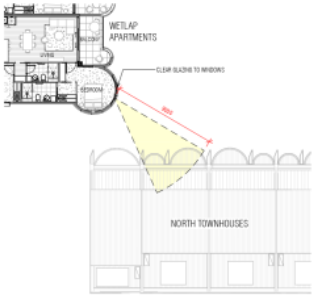
2 OVERLOOKING PLAN LEVEL 1



3 OVERLOOKING PLAN LEVEL 2



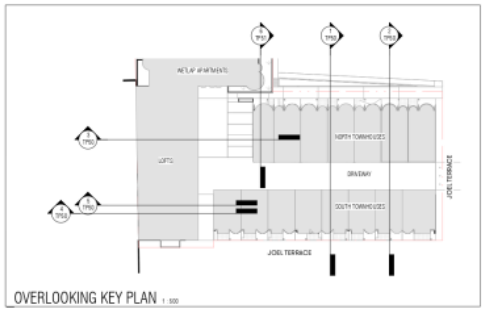
4 OVERLOOKING PLAN LEVEL 3



5 OVERLOOKING PLAN LEVEL 4



6 OVERLOOKING BETWEEN TOWNHOUSES AND APARTMENTS



OVERLOOKING KEY PLAN

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TOWN PLANNING
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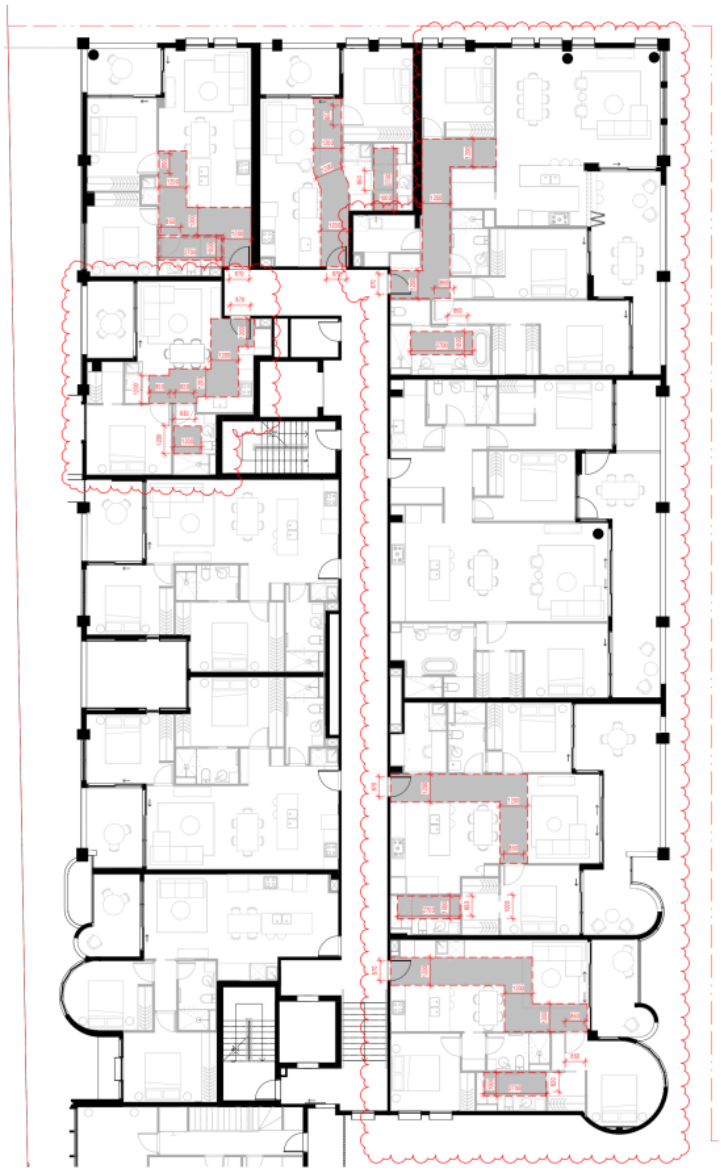
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LEVEL 1 ACCESSIBILITY PLAN 1 : 100

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LEVEL 2 ACCESSIBILITY PLAN 1 : 100

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LEVEL 3 ACCESSIBILITY PLAN 1 : 100

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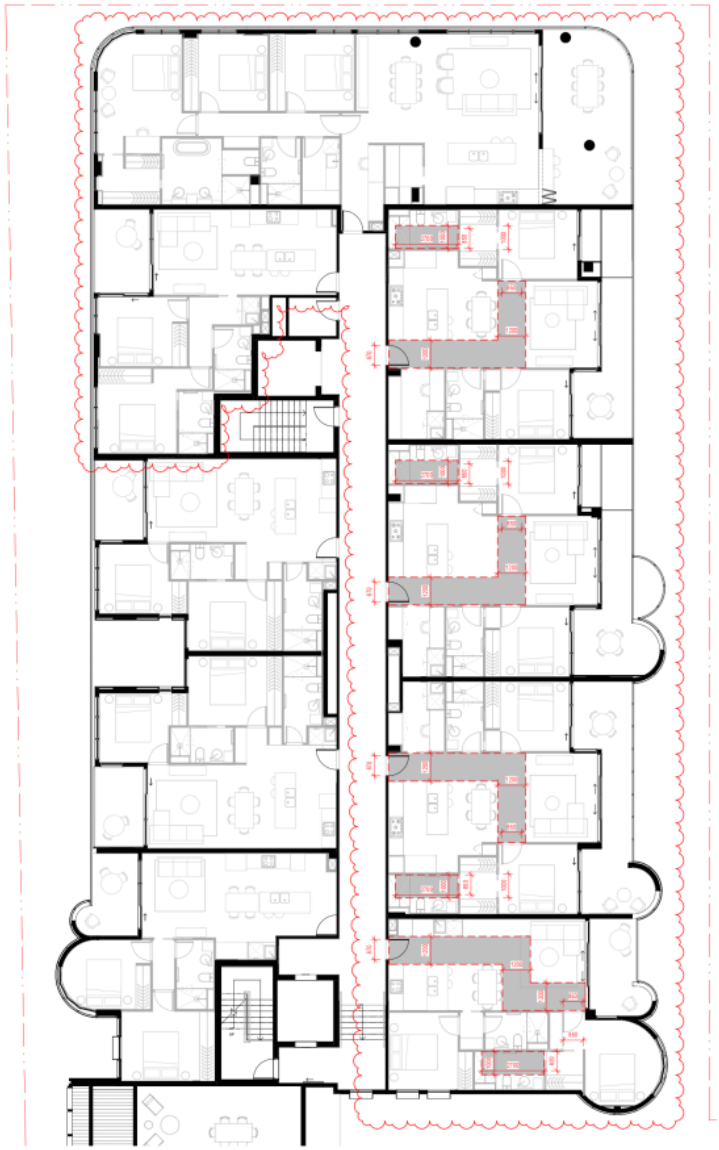
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LEVEL 4 ACCESSIBILITY PLAN 1 : 100

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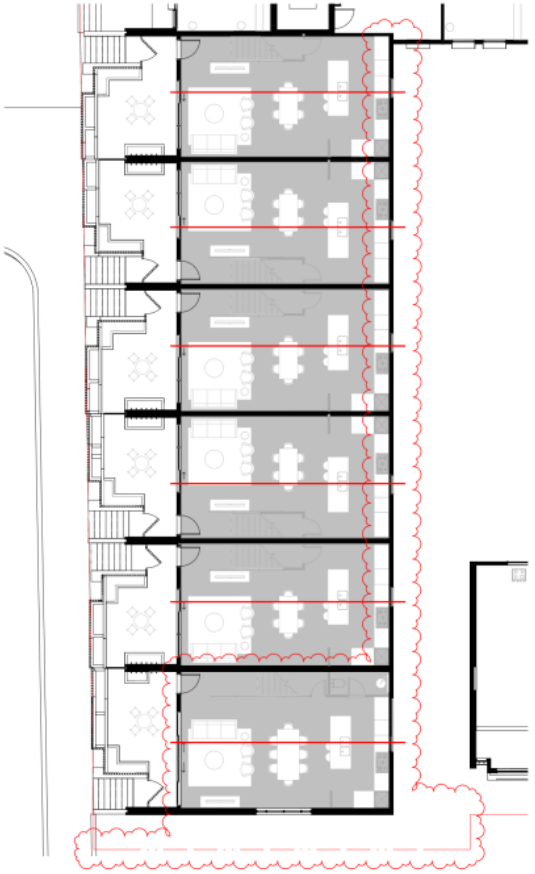
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TP64G

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 GROUND LEVEL APARTMENT NATURAL VENTILATION PLAN



2 GROUND LEVEL LOFTS NATURAL VENTILATION PLAN

LEVEL GROUND NATURAL VENTILATION PLAN 1 : 100

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Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 LEVEL 1 APARTMENT NATURAL VENTILATION PLAN



2 LEVEL 1 LOFTS NATURAL VENTILATION PLAN

LEVEL 1 NATURAL VENTILATION PLAN 1 : 100

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Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 LEVEL 2 APARTMENT NATURAL VENTILATION PLAN
1 : 100



2 LEVEL 2 LOFTS NATURAL VENTILATION PLAN
1 : 100

LEVEL 2 NATURAL VENTILATION PLAN 1 : 100

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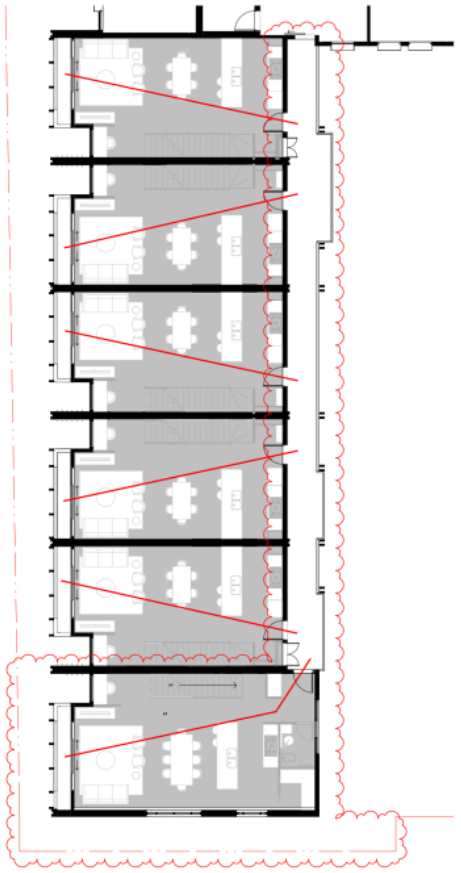
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Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



1 LEVEL 3 APARTMENT NATURAL VENTILATION PLAN
1 : 100



2 LEVEL 3 LOFTS NATURAL VENTILATION PLAN
1 : 100

LEVEL 3 NATURAL VENTILATION PLAN 1 : 100

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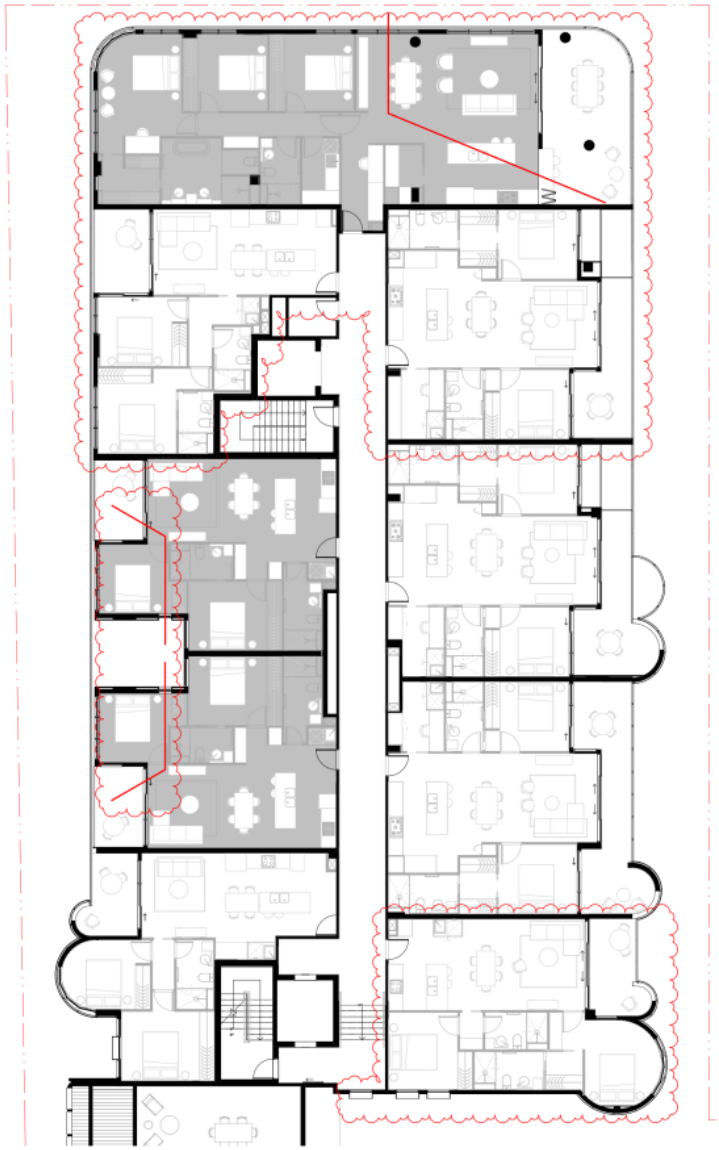
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LEVEL 4 APARTMENT NATURAL VENTILATION PLAN

LEVEL 4 NATURAL VENTILATION PLAN 1 : 100

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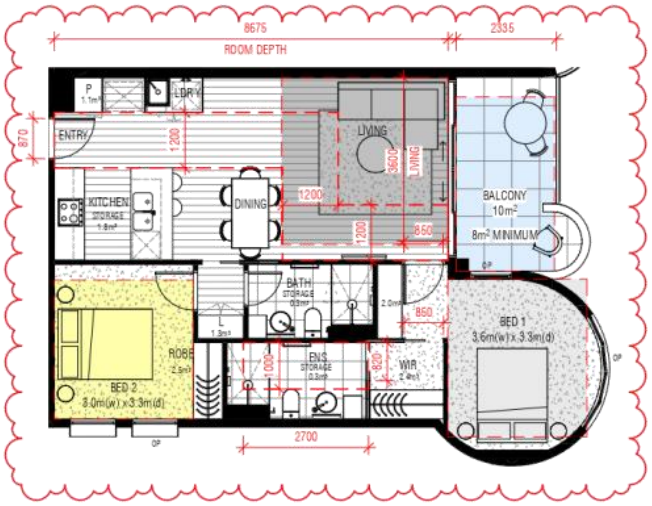
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APARTMENT TYPE A1
(2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 APT TYPE A1 - GF-L4
1 : 100

COMPLIANCE PLANS APT TYPE A1 1 : 100

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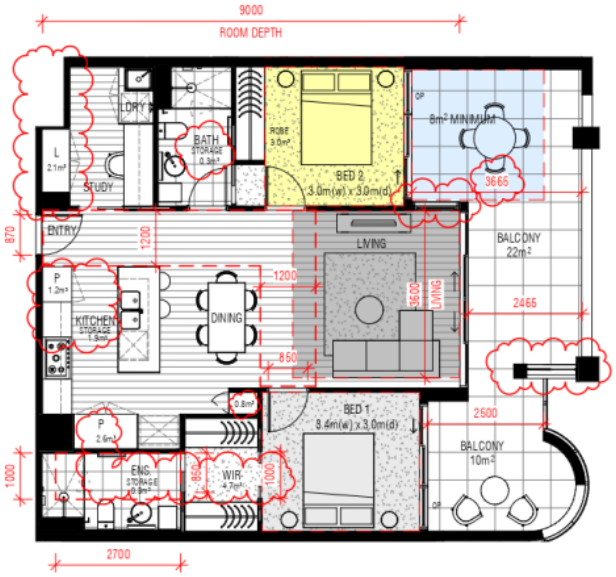
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TP100H

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CLAUSE 58.00 ASSESSMENT



1 APT TYPE B1 - GF
1 : 100

APARTMENT TYPE B1
(2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE B1 1 : 100

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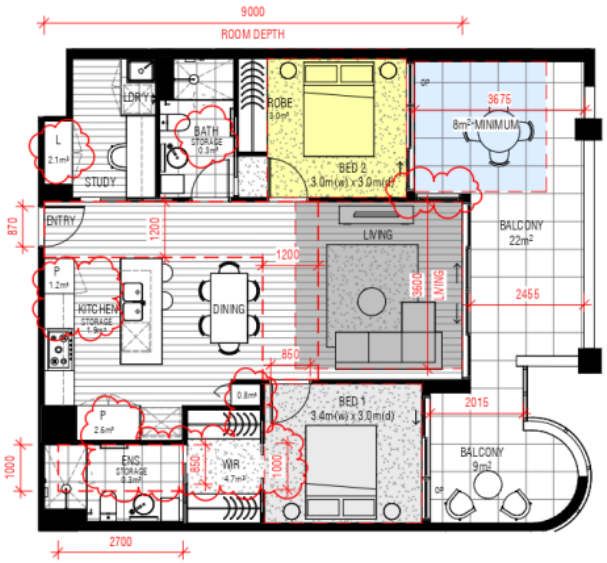
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CLAUSE 58.00 ASSESSMENT



1 APT TYPE B2 - L1-L2
1 : 100

APARTMENT TYPE B2
(2 BEDROOM)

D17	- ACCESSIBILITY	-	✓
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	

COMPLIANCE PLANS APT TYPE B2 1 : 100

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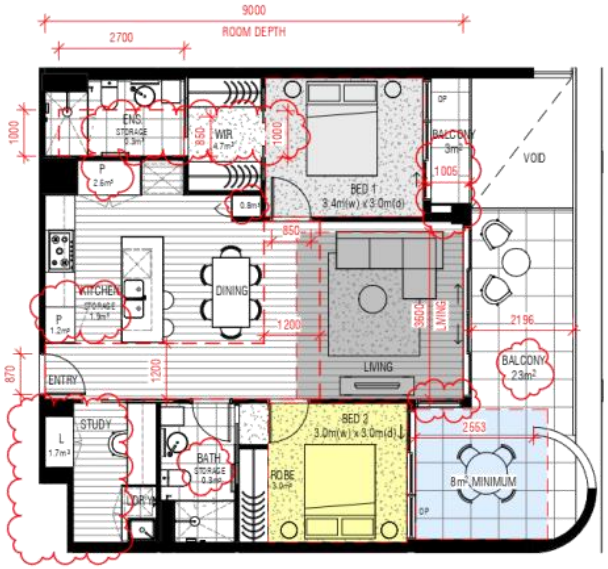
NORTH

TOWN PLANNING

TP102H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

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1 APT TYPE B3/B3M - L3
1 : 100

APARTMENT TYPE B3 & B3M (2 BEDROOM)

D17	- ACCESSIBILITY	-	✓
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	

COMPLIANCE PLANS APT TYPE B3/B3M 1 : 100

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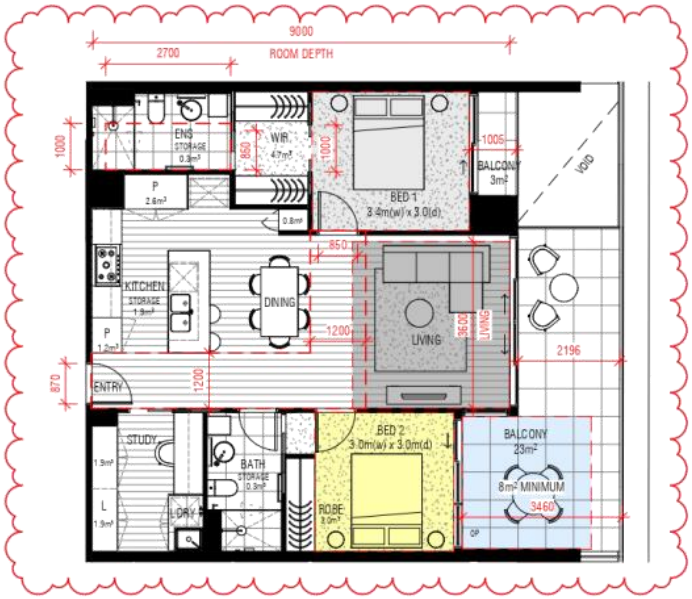
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TOWN PLANNING

TP103H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE B4 - L3
1 : 100

APARTMENT TYPE B4
(2 BEDROOM)

D17	- ACCESSIBILITY	-	✓
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	

COMPLIANCE PLANS APT TYPE B4 1 : 100

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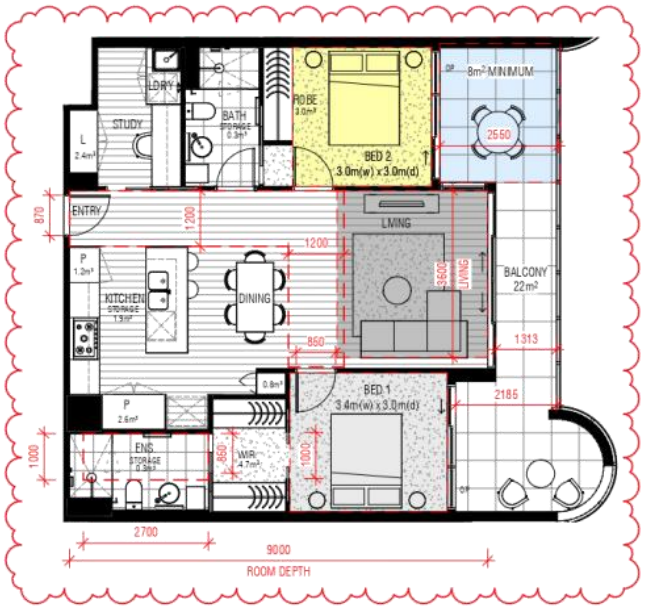
TP104H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE B5 & B5M (2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 APT TYPE B5/B5M - L4
1 : 100

COMPLIANCE PLANS APT TYPE B5/B5M 1 : 100

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TP105H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE B6 - L4
1 : 100

APARTMENT TYPE B6
(2 BEDROOM)

D17	- ACCESSIBILITY	-	✓
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	

COMPLIANCE PLANS APT TYPE B6 1 : 100

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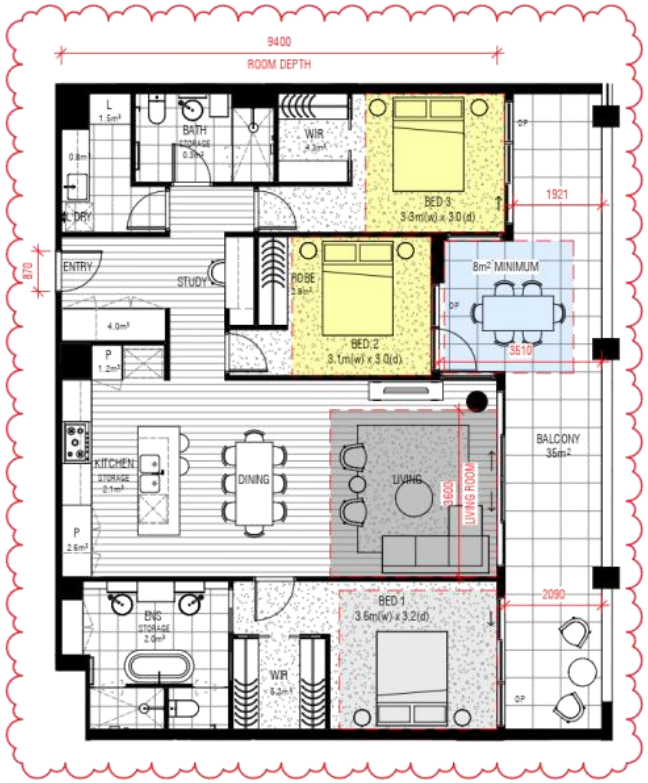
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TOWN PLANNING

TP106H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE C1 - GF
1 : 100

APARTMENT TYPE C1
(3 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE C1 1 : 100

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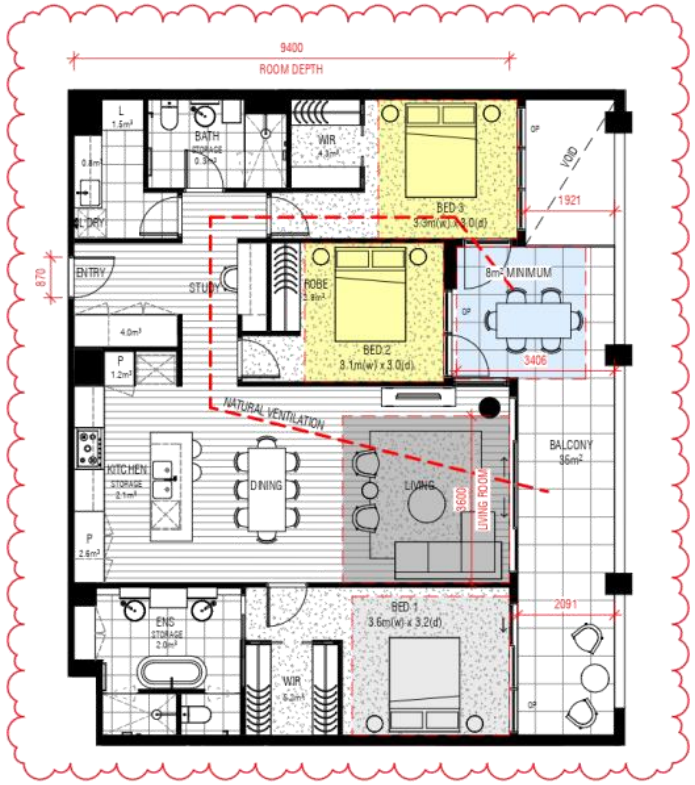
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TP107H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE C1 - L1&L2
1 : 100

APARTMENT TYPE C1 (3 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE C1 1 : 100

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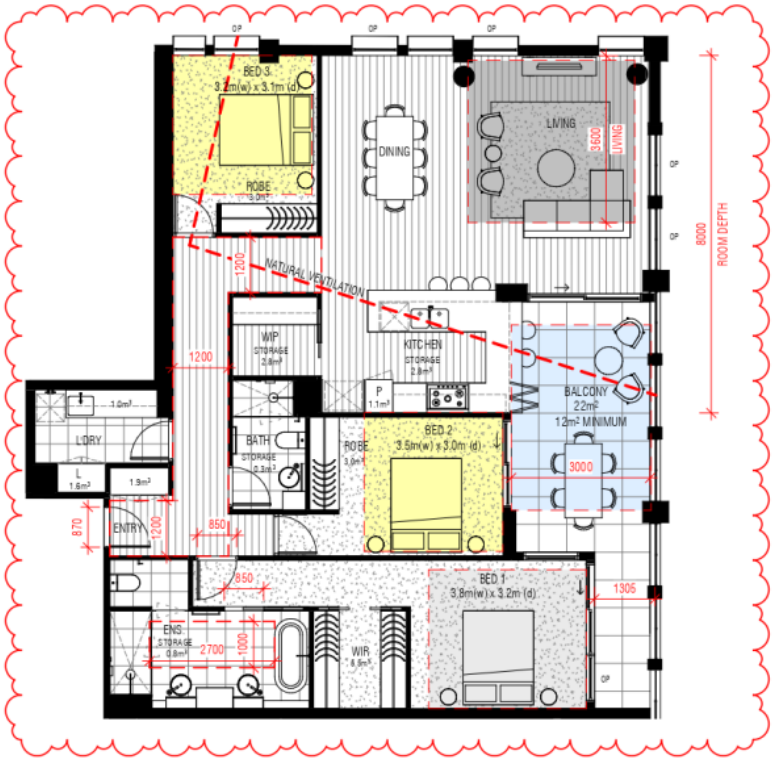
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TOWN PLANNING

TP108A

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE D1 - GF-L2
1 : 100

APARTMENT TYPE D1
(3 BEDROOM)

D17	- ACCESSIBILITY	-	✓
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE D1 1 : 100

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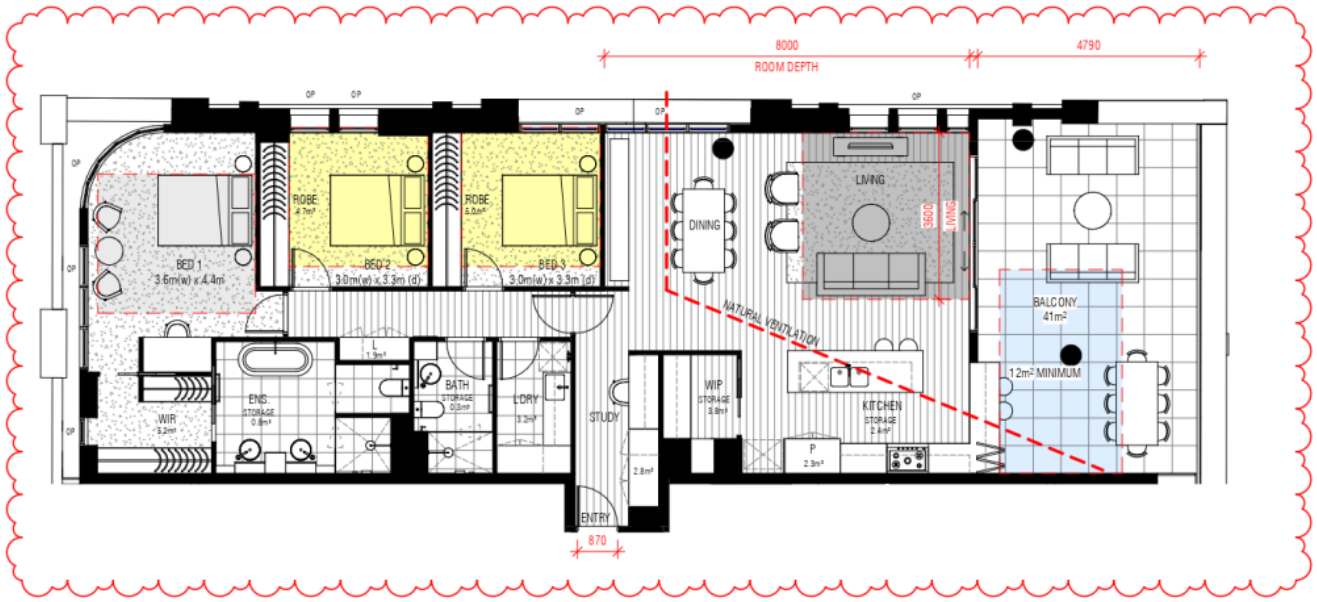
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TOWN PLANNING

TP109H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE D2 - L3
1 : 100

APARTMENT TYPE D2 (3 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓

COMPLIANCE PLANS APT TYPE D2 1 : 100

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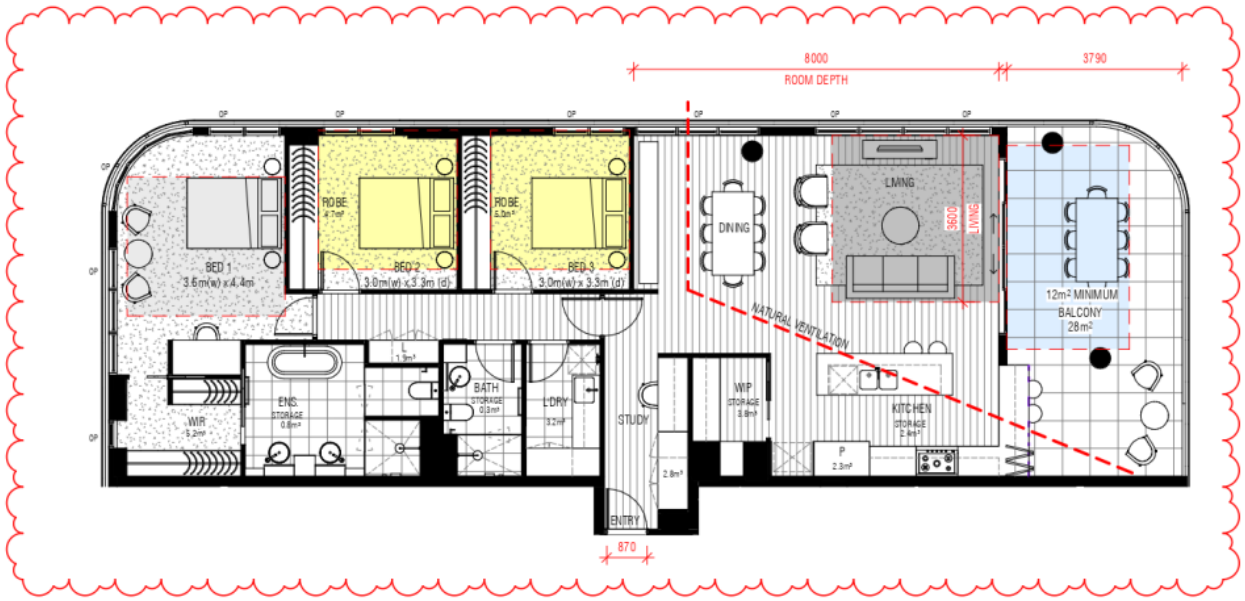
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TOWN PLANNING

TP110H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE D3 - L4
1 : 100

APARTMENT TYPE D3
(3 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE D3 1 : 100

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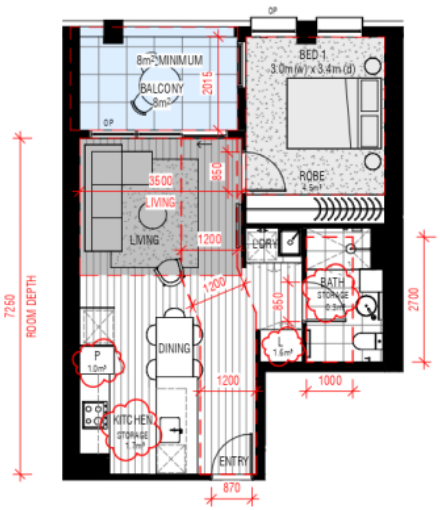
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TOWN PLANNING

TP111 I

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE E1 - GF-L2
1 : 100

APARTMENT TYPE E1
(1 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE E1 1 : 100

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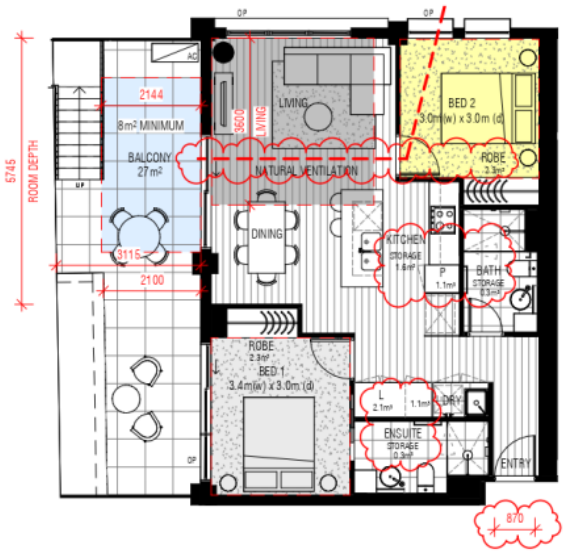
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TP112G

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE F1 - GF
1 : 100

APARTMENT TYPE F1
(2 BEDROOM)

D17	- ACCESSIBILITY	-	
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS APT TYPE F1 1 : 100

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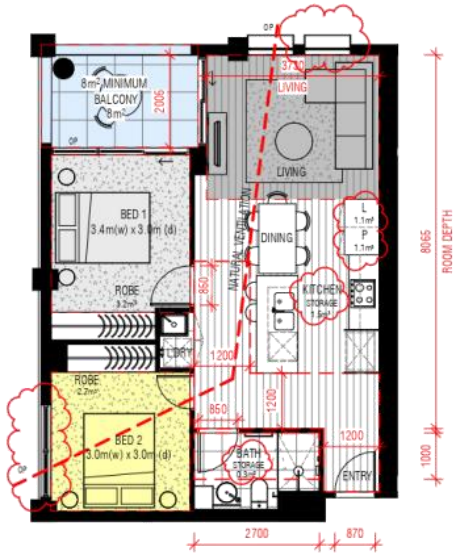
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TOWN PLANNING

TP113H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE F2 - L1-L2
1 : 100

APARTMENT TYPE F2 (2 BEDROOM)

D17	- ACCESSIBILITY	- ✓
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓

COMPLIANCE PLANS APT TYPE F2 1 : 100

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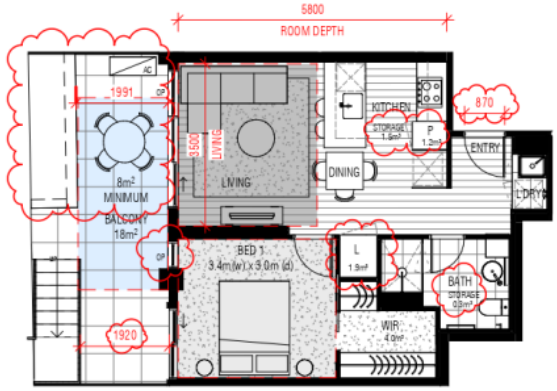
TP114H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE G1
(1 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



2 APT TYPE G1 - GF
1 : 100

COMPLIANCE PLANS APT TYPE G1 1 : 100

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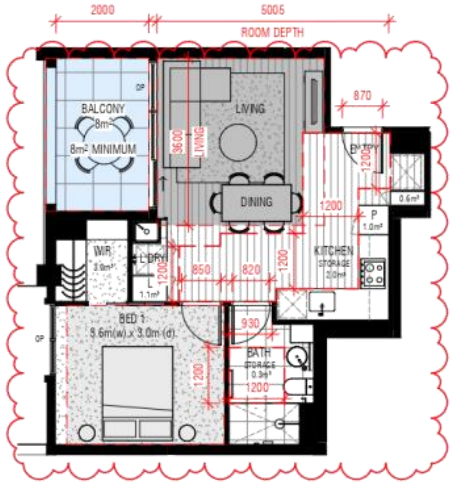
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TP115H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE G2 - L1-L2
1 : 100

APARTMENT TYPE G2 (1 BEDROOM)

D17	- ACCESSIBILITY	-	✓
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	

COMPLIANCE PLANS APT TYPE G2 1 : 100

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TOWN PLANNING

TP116H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE G3 - L3
1 : 100

APARTMENT TYPE G3 (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE G3 1 : 100

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TP117H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 55.07 ASSESSMENT

APARTMENT TYPE G4
(2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-



1 SK-06 APT TYPE G4 - L4
1 : 100

COMPLIANCE PLANS APT TYPE G4 1 : 100

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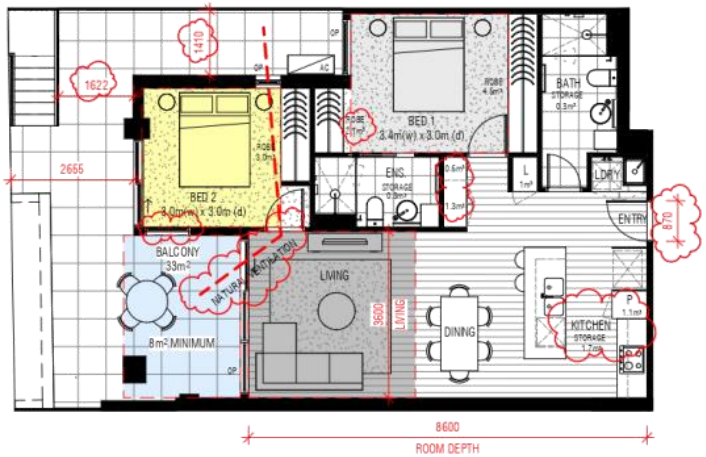
TP118C

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H1 & H1M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



1 APT TYPE H1 & H1M - GF
1 : 100

COMPLIANCE PLANS APT TYPE H1 & H1M 1 : 100

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TOWN PLANNING

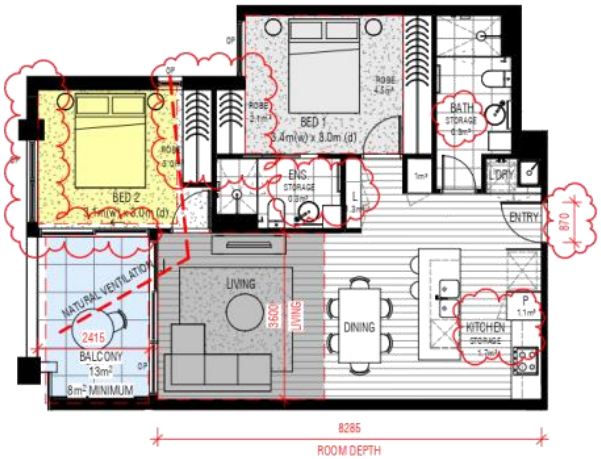
TP119H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H2 & H2M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



2 APT TYPE H2 & H2M - L1-L2
1 : 100

COMPLIANCE PLANS APT TYPE H2 & H2M 1 : 100

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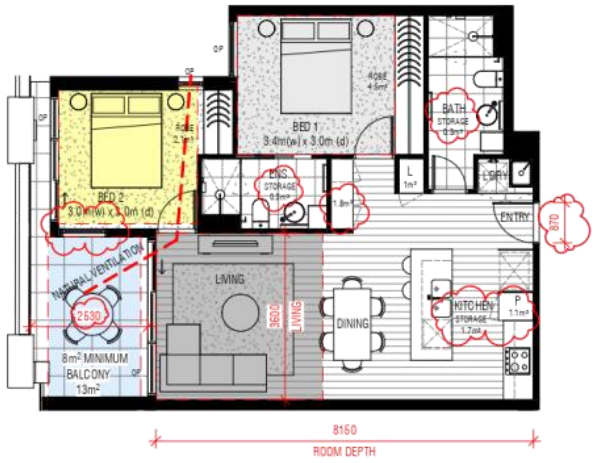
TP120H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H3 & H3M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



1 - APT TYPE H3 & H3M - L3
1 : 100

COMPLIANCE PLANS APT TYPE H3 & H3M 1 : 100

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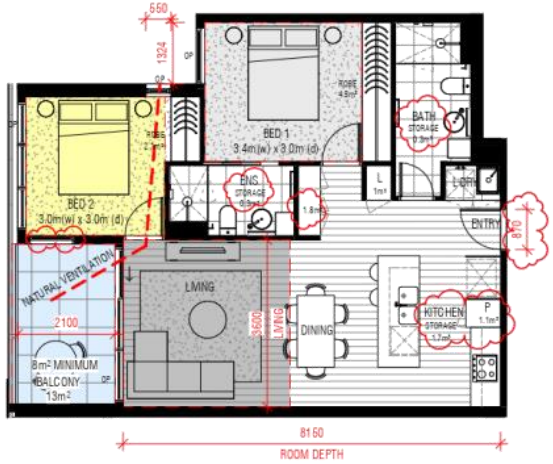
TP121H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT

APARTMENT TYPE H4 & H4M (2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	- ✓



1 APT TYPE H4 & H4M - L4
1 : 100

COMPLIANCE PLANS APT TYPE H4 & H4M 1 : 100

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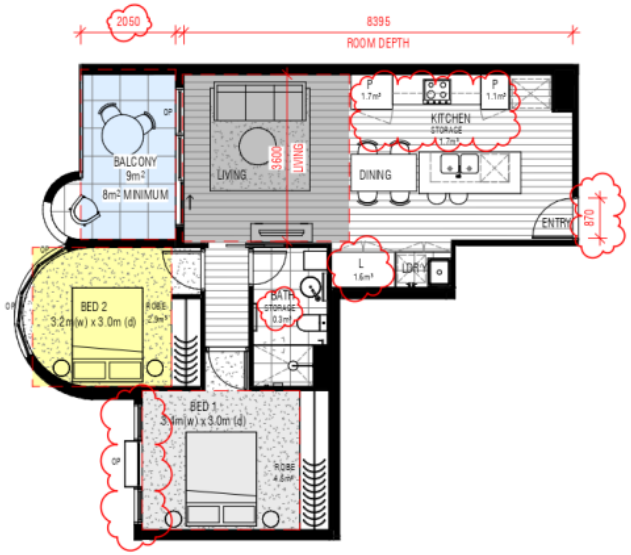
NORTH

TOWN PLANNING

TP122 I

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 APT TYPE J1 - L1-L4
1 : 100

APARTMENT TYPE J1
(2 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	- ✓
D20	- STORAGE	- ✓
D24	- ROOM LAYOUT	- ✓
D25	- ROOM DEPTH	- ✓
D27	-CROSS VENTILATION	-

COMPLIANCE PLANS APT TYPE J1 1 : 100

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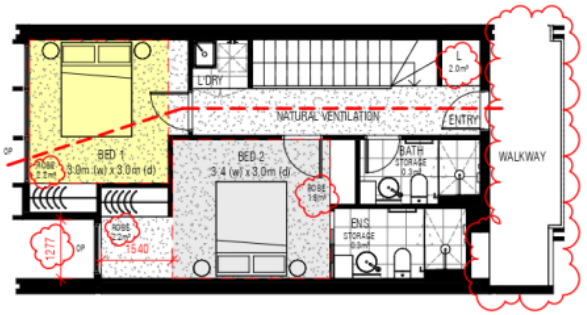
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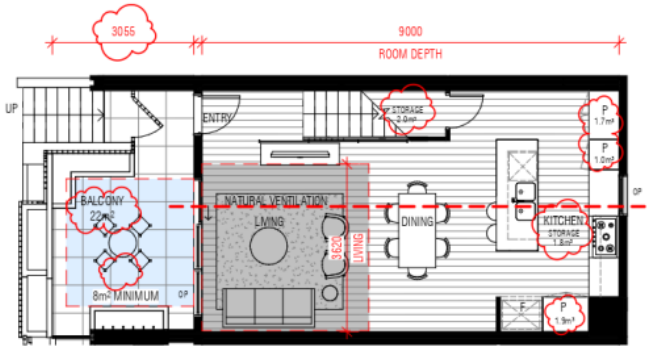
TP123H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

CLAUSE 58.00 ASSESSMENT



1 LOFT TYPE 1 - L1
1 : 100



2 LOFT TYPE 1 - GF
1 : 100

LOFT TYPE 1
(2 BEDROOM)

D17	- ACCESSIBILITY	-	-
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS LOFT TYPE 1 — 1 : 100

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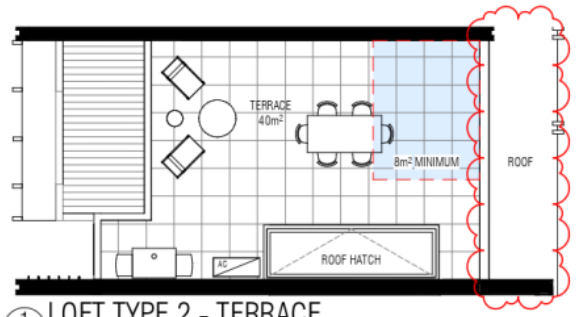
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TOWN PLANNING

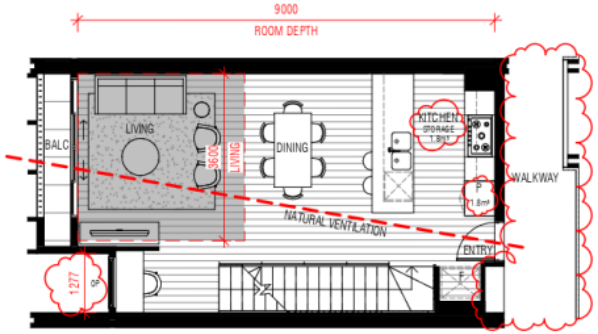
TP200H

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

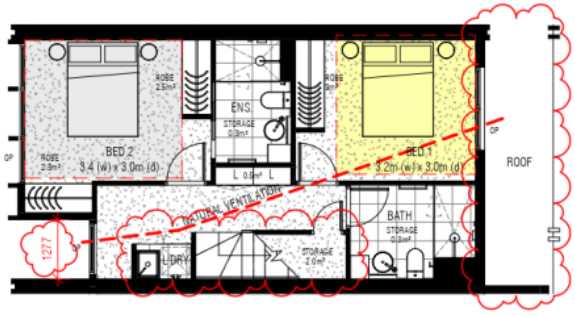
CLAUSE 58.00 ASSESSMENT



1 LOFT TYPE 2 - TERRACE
1 : 100



2 LOFT TYPE 2 - L3
1 : 100



3 LOFT TYPE 2 - L2
1 : 100

LOFT TYPE 2 (2 BEDROOM)

D17	- ACCESSIBILITY	-	-
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS LOFT TYPE 2

1 : 100

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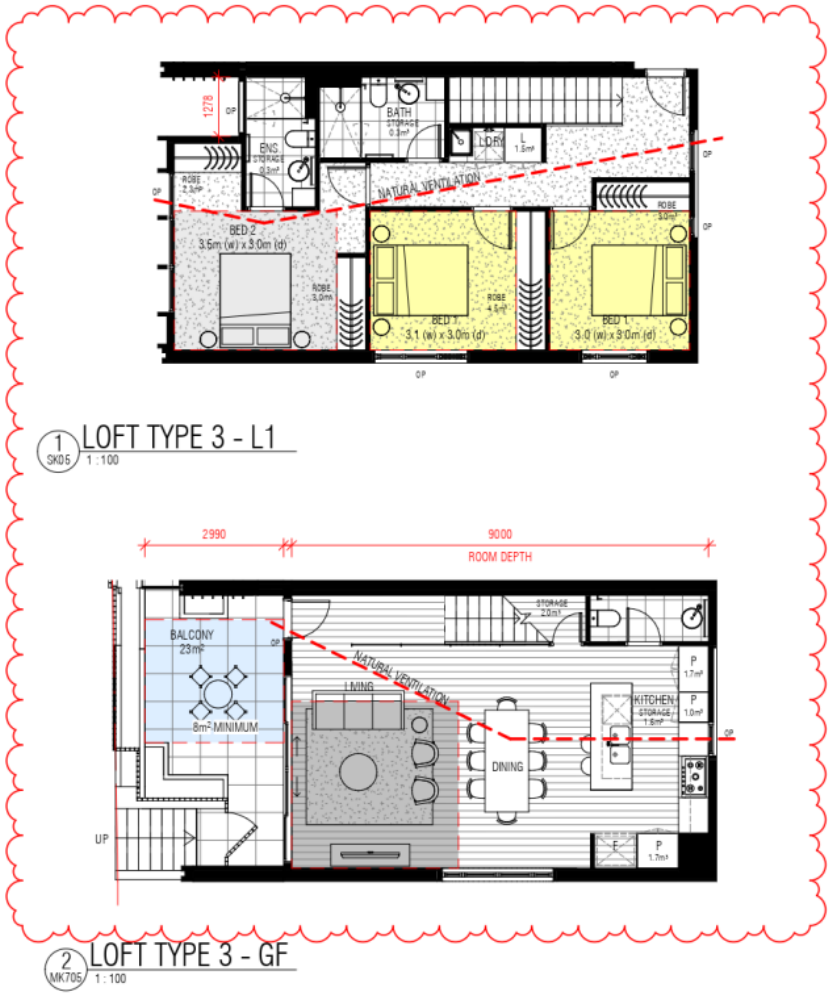
NORTH

TOWN PLANNING

TP201H

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CLAUSE 58.00 ASSESSMENT



LOFT TYPE 3 (3 BEDROOM)

D17	- ACCESSIBILITY	-	-
D19	- PRIVATE OPEN SPACE	-	✓
D20	- STORAGE	-	✓
D24	- ROOM LAYOUT	-	✓
D25	- ROOM DEPTH	-	✓
D27	-CROSS VENTILATION	-	✓

COMPLIANCE PLANS LOFT TYPE 3 1 : 100

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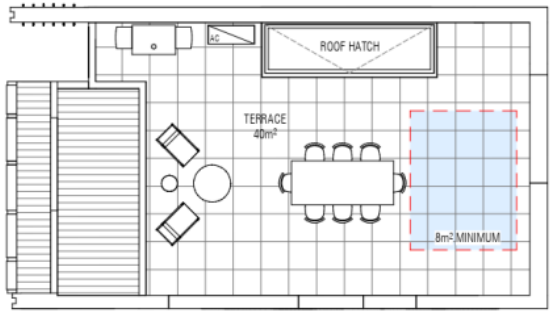
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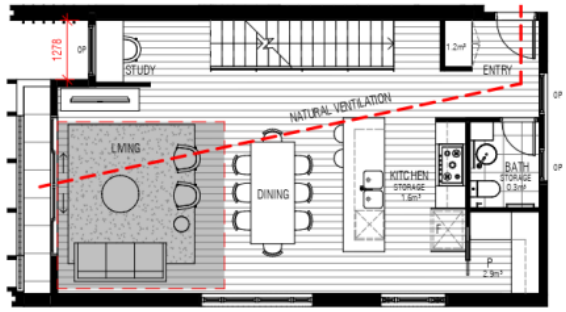
TP202C

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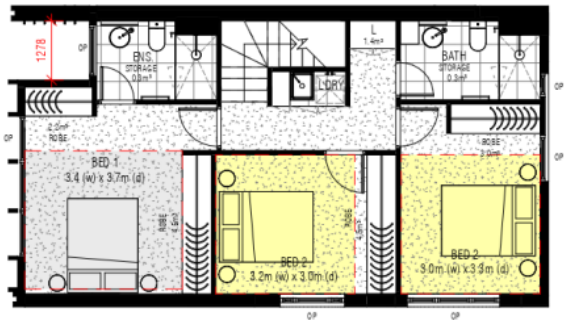
CLAUSE 58.00 ASSESSMENT



1 SK-06 LOFT TYPE 4 - TERRACE 1 : 100



2 SK05 LOFT TYPE 4 - L3 1 : 100



3 SK05 LOFT TYPE 4 - L2 1 : 100

LOFT TYPE 4
(3 BEDROOM)

D17	- ACCESSIBILITY	-
D19	- PRIVATE OPEN SPACE	✓
D20	- STORAGE	✓
D24	- ROOM LAYOUT	✓
D25	- ROOM DEPTH	✓
D27	-CROSS VENTILATION	✓

COMPLIANCE PLANS LOFT TYPE 4 1 : 100

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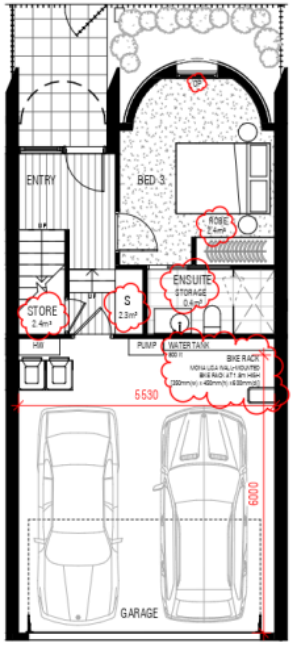
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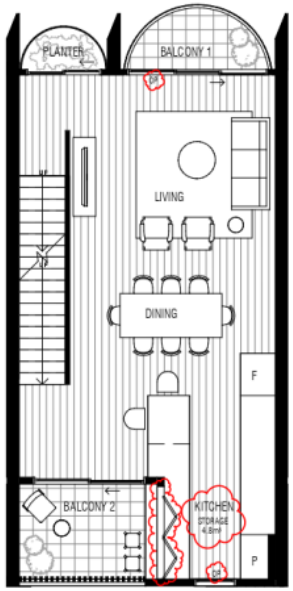
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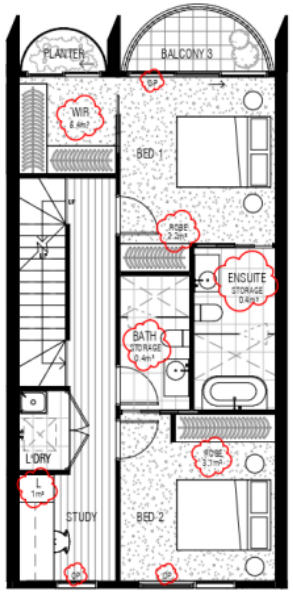
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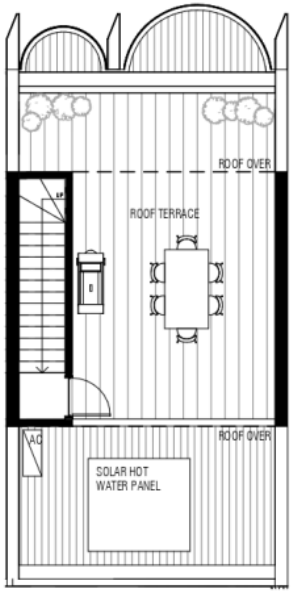
1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T1 1 : 100

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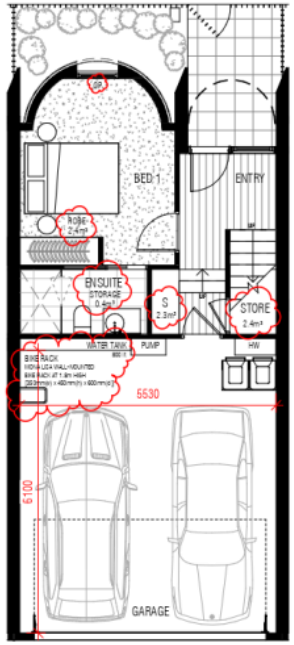
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PRINT SIZE A3
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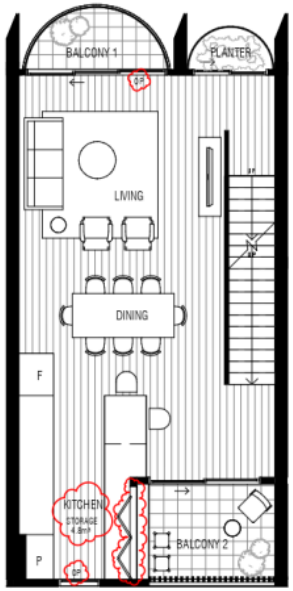
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TP300D

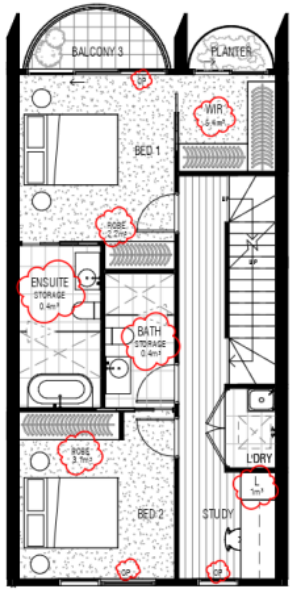
Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



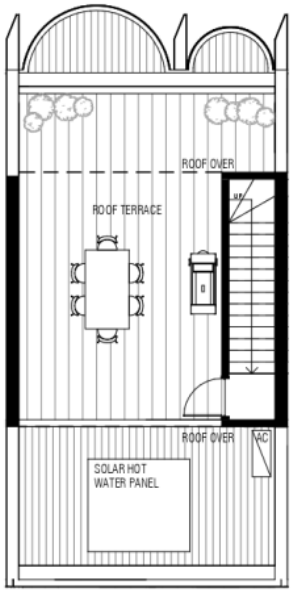
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2 FIRST FLOOR
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3 SECOND FLOOR
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4 ROOF
1 : 100

TOWNHOUSE TYPE T1 - MIRRORED 1 : 100

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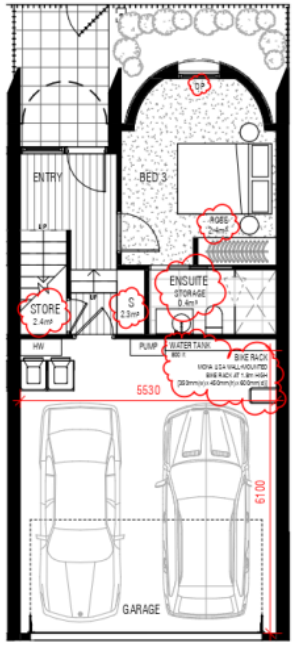
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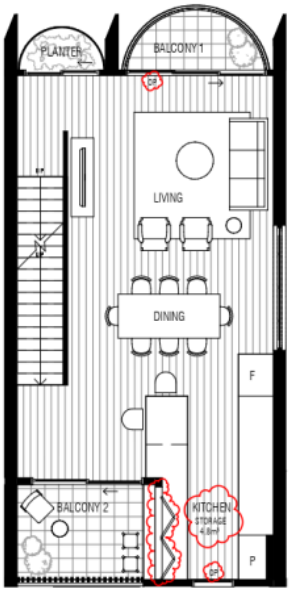
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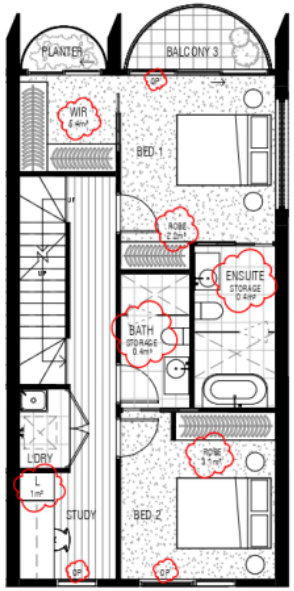
Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



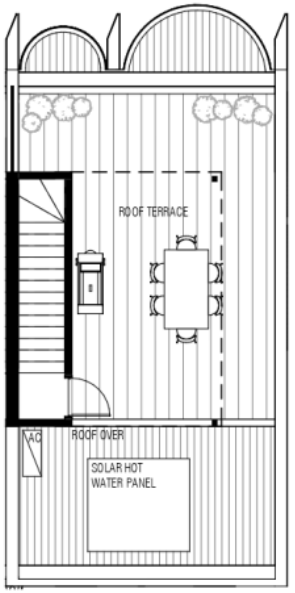
1 GROUND FLOOR
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2 FIRST FLOOR
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3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T1 - END 1 : 100

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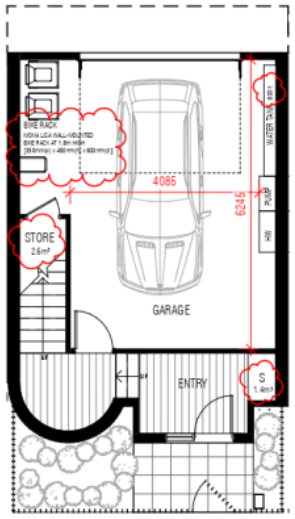
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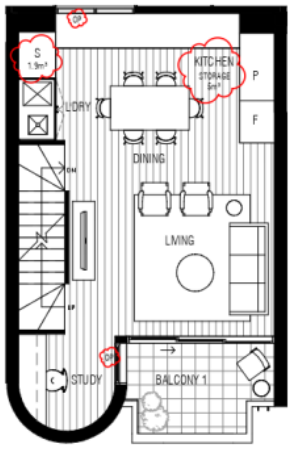
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TP302D

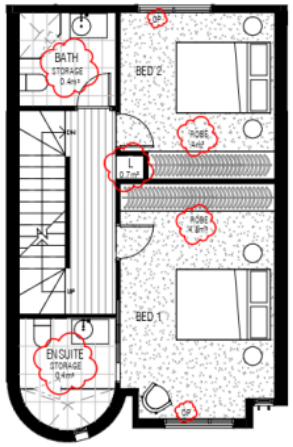
Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



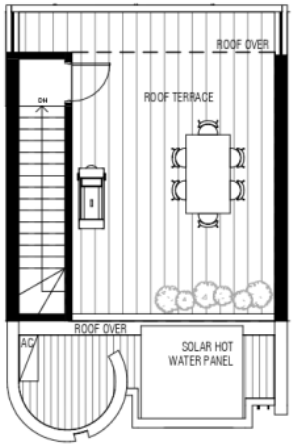
1 GROUND FLOOR
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2 FIRST FLOOR
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3 SECOND FLOOR
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4 ROOF
1 : 100

TOWNHOUSE TYPE T2 1 : 100

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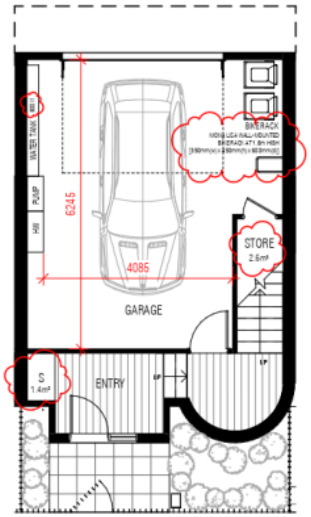
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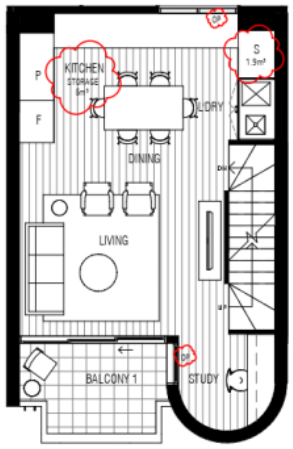
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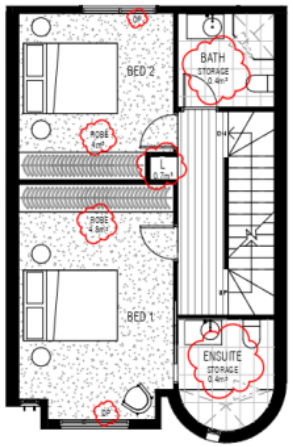
Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



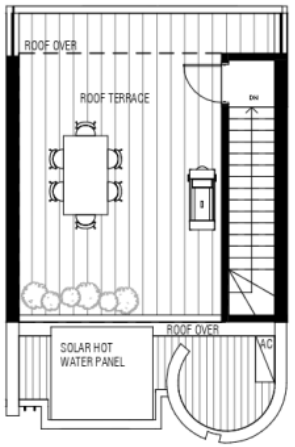
1 GROUND FLOOR
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2 FIRST FLOOR
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3 SECOND FLOOR
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4 ROOF
1 : 100

TOWNHOUSE TYPE T2 - MIRRORED 1 : 100

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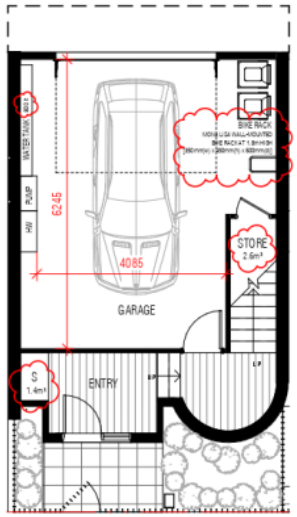
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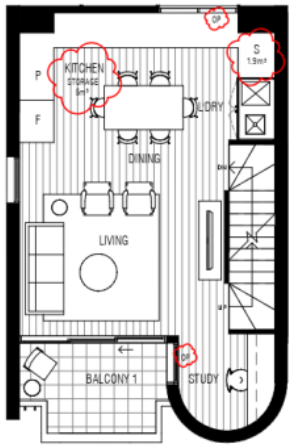
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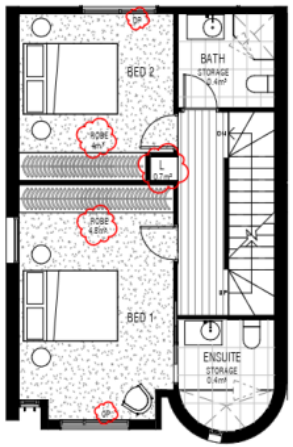
Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans



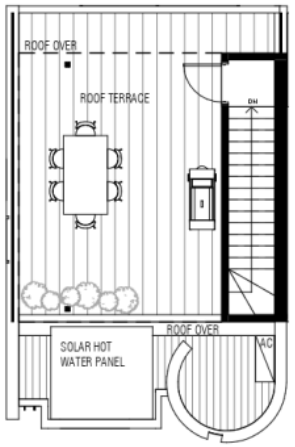
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2 - FIRST FLOOR
1 : 100



3 - SECOND FLOOR
1 : 100



4 - ROOF
1 : 100

TOWNHOUSE TYPE T2 - END 1 : 100

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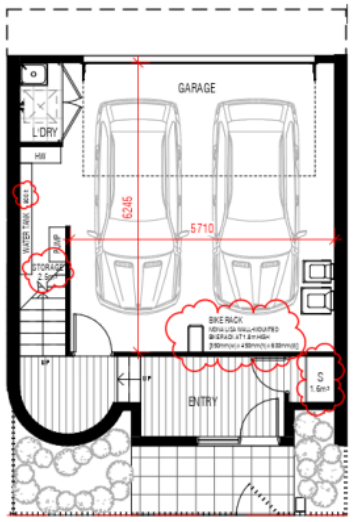
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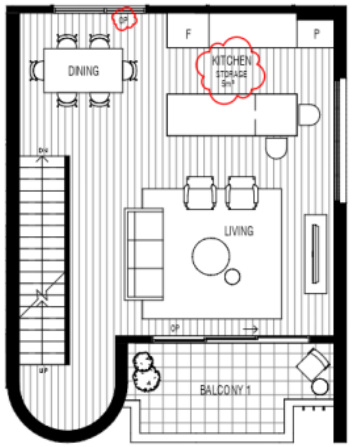
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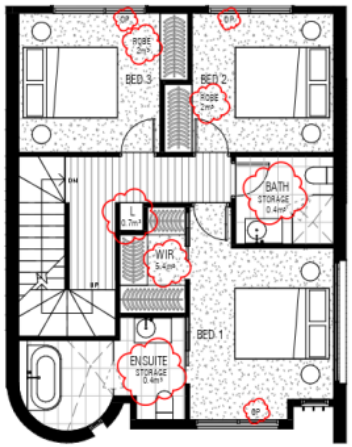
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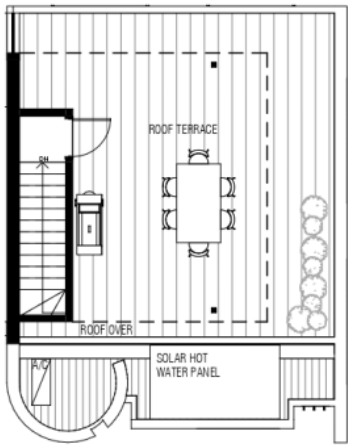
1 GROUND FLOOR
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2 FIRST FLOOR
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3 SECOND FLOOR
1 : 100



4 ROOF
1 : 100

TOWNHOUSE TYPE T3 1 : 100

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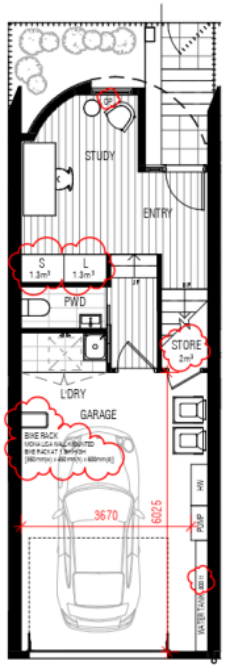
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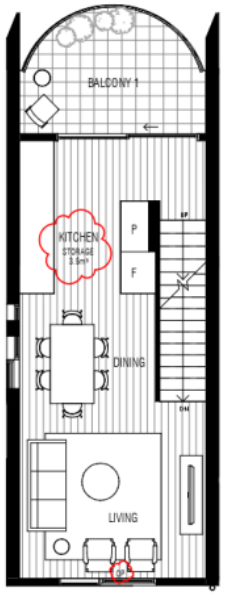
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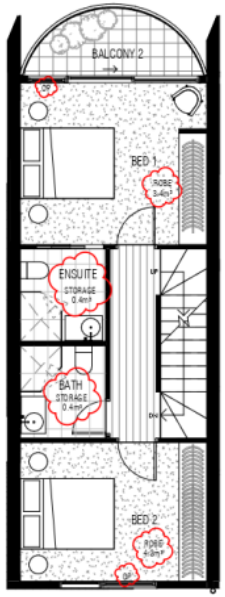
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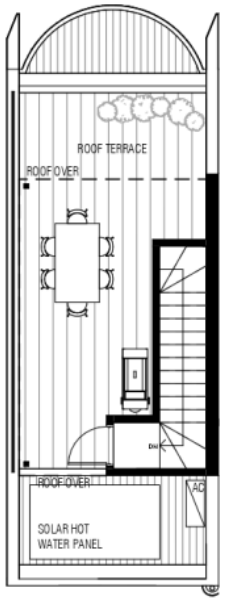
1 GROUND FLOOR
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2 FIRST FLOOR
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3 SECOND FLOOR
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4 ROOF
1 : 100

TOWNHOUSE TYPE T4 1 : 100

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TP307D

Attachment 2 - PLN19/0931 - 1 Latrobe Ave, Alphington - Sketch Plans

APARTMENTS AND LOFTS COMPLIANCE MATRIX

ISSUE DATE 7/12/2020

Storage Requirements (m³)	INTERNAL	EXTERNAL	TOTAL
1 bed	6	4	10
2 bed	9	5	14
3 bed	12	6	18

	APT/LOFT NO.	TYPE	BEDROOM	CLAUSE 58.00 STANDARD							STORAGE (m³)		
				D17 (Accessibility)	D19 (Private Open Space)	D20 (Storage)	D24 (Bedroom dimensions)	D24 (Living room dimensions)	D25 (Room Depth)	D27 (Cross Ventilation)	INTERNAL	EXTERNAL	TOTAL
APARTMENTS													
GROUND	APT G.1	A1	2B	✓	✓	✓	✓	✓	✓		11.7	5.3	17.0
	APT G.2	B1	2B	✓	✓	✓	✓	✓	✓		16.9	5.3	22.2
	APT G.3	C1	3B		✓	✓	✓	✓	✓		27.0	18.8	45.8
	APT G.4	D1	3B	✓	✓	✓	✓	✓	✓	✓	23.8	18.9	42.7
	APT G.5	E1	1B	✓	✓	✓	✓	✓	✓		9.1	5.1	14.2
	APT G.6	F1	2B		✓	✓	✓	✓	✓	✓	11.1	5.3	16.4
	APT G.7	G1	1B		✓	✓	✓	✓	✓		8.9	5.1	14.0
	APT G.8	H1	2B		✓	✓	✓	✓	✓	✓	15.9	5.3	21.2
	APT G.9	H1M	2B		✓	✓	✓	✓	✓	✓	15.9	5.3	21.2
LEVEL 1	APT 1.1	A1	2B	✓	✓	✓	✓	✓	✓		11.7	5.3	17.0
	APT 1.2	B2	2B	✓	✓	✓	✓	✓	✓		16.9	5.3	22.2
	APT 1.3	C1	3B		✓	✓	✓	✓	✓	✓	27.0	14.1	41.1
	APT 1.4	D1	3B	✓	✓	✓	✓	✓	✓	✓	23.8	12.2	36.0
	APT 1.5	E1	1B	✓	✓	✓	✓	✓	✓		9.1	5.1	14.2
	APT 1.6	F2	2B	✓	✓	✓	✓	✓	✓	✓	9.9	5.1	15.0
	APT 1.7	G2	1B	✓	✓	✓	✓	✓	✓		8.0	5.1	13.1
	APT 1.8	H2	2B		✓	✓	✓	✓	✓	✓	15.3	5.1	20.4
	APT 1.9	H2M	2B		✓	✓	✓	✓	✓	✓	15.3	5.1	20.4
	APT 1.10	J1	2B		✓	✓	✓	✓	✓		16.8	5.1	21.9
LEVEL 2	APT 2.1	A1	2B	✓	✓	✓	✓	✓	✓		11.7	5.1	16.8
	APT 2.2	B2	2B	✓	✓	✓	✓	✓	✓		16.9	6.5	23.4
	APT 2.3	C1	3B		✓	✓	✓	✓	✓	✓	27.0	15.8	42.8
	APT 2.4	D1	3B	✓	✓	✓	✓	✓	✓	✓	23.8	9.7	33.5
	APT 2.5	E1	1B	✓	✓	✓	✓	✓	✓		9.1	5.6	14.7
	APT 2.6	F2	2B	✓	✓	✓	✓	✓	✓	✓	9.9	5.3	15.2
	APT 2.7	G2	1B	✓	✓	✓	✓	✓	✓		8.0	5.5	13.5
	APT 2.8	H2	2B		✓	✓	✓	✓	✓	✓	15.3	8.0	23.3
	APT 2.9	H2M	2B		✓	✓	✓	✓	✓	✓	15.3	7.7	23.0
	APT 2.10	J1	2B		✓	✓	✓	✓	✓		16.8	6.7	23.5
LEVEL 3	APT 3.1	A1	2B	✓	✓	✓	✓	✓	✓		11.7	9.7	21.4
	APT 3.2	B3	2B	✓	✓	✓	✓	✓	✓		16.5	8.6	25.1
	APT 3.3	B3M	2B	✓	✓	✓	✓	✓	✓		16.5	5.6	22.1
	APT 3.4	B4	2B	✓	✓	✓	✓	✓	✓		18.6	8.5	27.1
	APT 3.5	D2	3B		✓	✓	✓	✓	✓	✓	32.4	9.3	41.7
	APT 3.6	G3	2B		✓	✓	✓	✓	✓		11.4	7.5	18.9
	APT 3.7	H3	2B		✓	✓	✓	✓	✓	✓	12.8	8.6	21.4
	APT 3.8	H3M	2B		✓	✓	✓	✓	✓	✓	12.8	9.3	22.1
	APT 3.9	J1	2B		✓	✓	✓	✓	✓		16.8	11.7	28.5
LEVEL 4	APT 4.1	A1	2B	✓	✓	✓	✓	✓	✓		11.7	5.8	17.5
	APT 4.2	B5	2B	✓	✓	✓	✓	✓	✓		17.2	5.8	23.0
	APT 4.3	B5M	2B	✓	✓	✓	✓	✓	✓		17.2	5.8	23.0
	APT 4.4	B6	2B	✓	✓	✓	✓	✓	✓		18.6	5.8	24.4
	APT 4.5	D3	3B		✓	✓	✓	✓	✓	✓	32.4	23.0	55.4
	APT 4.6	G4	2B		✓	✓	✓	✓	✓		11.4	5.8	17.2
	APT 4.7	H4	2B		✓	✓	✓	✓	✓	✓	12.8	5.8	18.6
	APT 4.8	H4M	2B		✓	✓	✓	✓	✓	✓	12.8	5.8	18.6
	APT 4.9	J1	2B		✓	✓	✓	✓	✓		13.8	5.8	19.6
PERCENTAGE				51%						43%			
LOFTS													
GROUND & LEVEL 1	LOFT 1	TYPE L1	2B		✓	✓	✓	✓	✓	✓	17.2	6.4	23.6
	LOFT 2	TYPE L1	2B		✓	✓	✓	✓	✓	✓	17.2	7.1	24.3
	LOFT 3	TYPE L1	2B		✓	✓	✓	✓	✓	✓	17.2	7.1	24.3
	LOFT 4	TYPE L1	2B		✓	✓	✓	✓	✓	✓	17.2	7.1	24.3
	LOFT 5	TYPE L1	2B		✓	✓	✓	✓	✓	✓	17.2	7.2	24.4
	LOFT 6	TYPE L3	3B		✓	✓	✓	✓	✓	✓	22.6	8.1	30.7
LEVEL 2, 3 & 4	LOFT 7	TYPE L2	2B		✓	✓	✓	✓	✓	✓	14.5	7.2	21.7
	LOFT 8	TYPE L2	2B		✓	✓	✓	✓	✓	✓	14.5	7.9	22.4
	LOFT 9	TYPE L2	2B		✓	✓	✓	✓	✓	✓	14.5	7.9	22.4
	LOFT 10	TYPE L2	2B		✓	✓	✓	✓	✓	✓	14.5	7.9	22.4
	LOFT 11	TYPE L2	2B		✓	✓	✓	✓	✓	✓	14.5	8.0	22.5
	LOFT 12	TYPE L4	3B		✓	✓	✓	✓	✓	✓	22.2	8.1	30.3

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REVISIONS FOR THIS ISSUE SHOWN CLOUDED.

D	11/03/2020	DRAFT TOWN PLANNING RFI
E	12/03/2020	TOWN PLANNING RFI
F	08/05/2020	REVISED TOWN PLANNING
G	22/05/2020	REVISED TOWN PLANNING
H	08/12/2020	REVISED TOWN PLANNING

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COMPLIANCE MATRIX

WETLAP RESIDENTIAL DEVELOPMENT

PROJECT NO 18023
ADDRESS YARRABEND, HEIDELBERG ROAD ALPHINGTON 3079
CLIENT GLENVILL

TOWN PLANNING

PRINT SIZE A3
DRAFTED DS
CHECKED SM
ORIG. ISSUE 13/12/2019

NORTH

TP400H

Attachment 3 - PLN19/0931-1 Latrobe Avenue Alphington - Urban Design and Open Space Comments final

CITY OF YaRRA

MeMO

TO:	**Lara Fiscalini (Statutory Planning)**
FROM:	**Amruta Pandhe, Christian Lundh (Urban Designer) and Blake Farmar-Bowers (Open Space)**
DATE:	18 May 2020
SUBJECT:	1 Latrobe Avenue, Alphington
APPLICATION NO:	PLN19/0931
DESCRIPTION:	Construction of residential development in Precinct 5 (Workshop Precinct) of the Alphington Paper Mills development comprising dwellings and associated communal facilities, vehicle access, car parking, landscaping and a reduction in visitor car parking.

COMMENTS SOUGHT

Urban Design comments have been sought on the above application on built form refer **Part A** and public realm and open space matters refer **Part B**.

Comments are sought on drawings received on 1 April 2020.

DEVELOPMENT PROPOSAL

The proposal incorporates development of south-western section of Precinct 5 (Workshop Precinct) of the Alphington Paper Mills Development Plan. The proposal comprises three sections – Wetlap Apartments, Loft Apartments and Townhouses.

Wetlap Apartments comprises of 52 apartments within a five storey building. This includes the existing Wetlap building which is proposed to be retained and altered to facilitate the construction of apartments and additional two new levels. The apartment building is located on the northern end of the precinct and provides frontages to the proposed Paper Trail to the west, Paper Square Park to the east and Warson Place to the north. It proposes a basement car park that is accessed via Joel Terrace.

Loft Apartments comprises of 12 apartments within a five storey building (including the lower level car park). The apartment building is located on south of Wetlap Apartment and presents frontage to the proposed Paper Trail to the west. It proposes a basement car park that is accessed via Joel Terrace.

Townhouses are located on the southern section of the precinct and presents frontage to Joel Terrace to the south and Paper Square Park to the north. There are total 15 townhouses proposed, each three storeys with ground floor accommodating individual garages.

The development provides the backdrop and interface to Workshop Park and will be an integral part to the podium public realm along The Paper Trail. The built forms are proposed not only to reflect on the industrial heritage through its architecture but is also proposed to have integrated greenery and ground floor landscaped gardens to link in with adjacent park, public realm and streetscapes.

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URBAN DESIGN FEEDBACK PART A – BUILT FORM

COMMENTS SUMMARY

Overall the proposal is supported. The following changes are recommended to all the buildings to make them more acceptable from an urban design perspective. The rationale behind these changes is explained in more detail overleaf.

- Wetlap Apartment- Improve the building integration of the proposed contemporary form with the heritage form along Warson Place frontage.
- Wetlap Apartment- Increase the setback of dark render finish (REN02) section at the southern end of Wetlap Apartment
- Wetlap Apartment- Provide more openings in the lobby area along Paper Trail and ramp corridor frontage
- Loft Apartment – The south elevation of the Loft Apartment needs more window openings and articulation
- Loft Apartment – The total fence height along Paper Trail frontage should not exceed beyond 2.6m
- Townhouse – Explore more articulation to east elevation of Townhouse 7 and 15

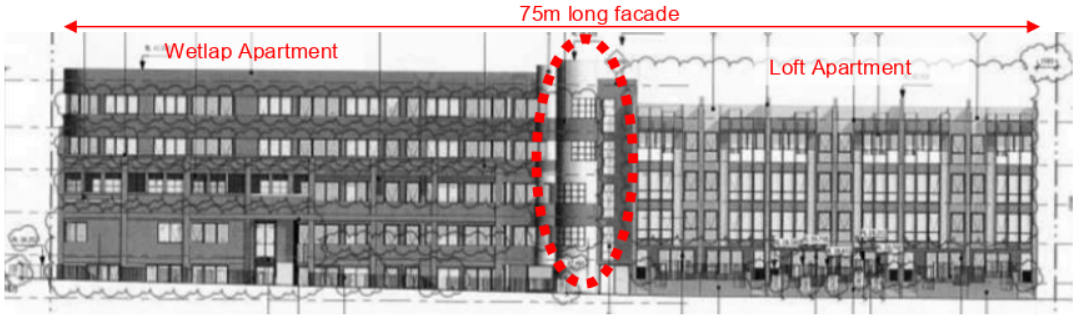
1. Wetlap Apartments

Built Form and Massing

The vision for Workshop Precinct is to provide medium density neighbourhood that respond strongly to the industrial character of the site. The Wetlap building is one of the few retained heritage buildings within the entire Alphington Paper Mill site. It majorly contributes to the industrial character of the precinct and the proposed development is keeping the facades of the building intact which is highly supported.

Clause 43.04 (DPO11) states development within the Amcor site must not exceed the maximum building heights specified in the Building Heights Plan and Building Heights table. The subject site is located within Precinct B where the maximum building height limit is 5 storey with a streetwall of 3 storeys. Wetlap Apartment proposes adding two additional new levels plus terrace above the existing Wetlap building making it a five storey building. This complies with Clause 43.04 and hence the overall height is acceptable.

Clause 43.04 states that visually dominant buildings must be avoided through the use of discontinuous forms, well-articulated facades, and natural or recessive materials. The Loft Apartment is located immediately south of the Wetlap Apartment creating a 75m long facade along the Paper Trail frontage. To break this form the proposed design provides a variation in the material by using dark render finish (REN02) for the southern end of Wetlap Apartment. However, this does not avoid in creating a visually dominant continuous 'wall' of buildings. Hence, it is recommended to increase the setback of this section (shown in red below) to create a physical break in the built form. It is acknowledged that there are such long facades in other sections of this development but they are located along Chandler Highway and Heidelberg Road frontage and less along local streets/trails.



Proposed West Elevation

2

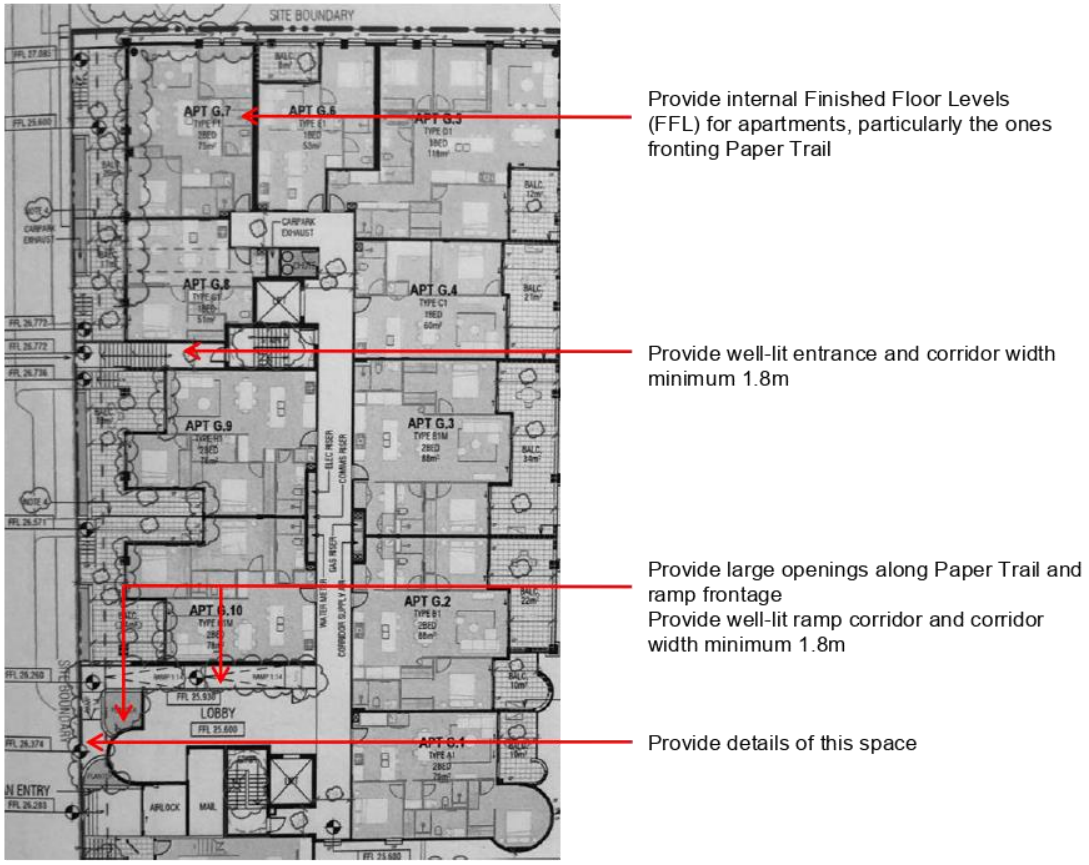
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Connectivity and Interaction

Apartments fronting Paper Trail provide direct pedestrian entrance to four apartments, the main lobby and an additional access from the trail directly. This will present an active frontage to the Paper Trail which is highly supported. Given topography of the area and the proposed basement car park the apartments are below the level of the trail. The ground floor plan currently does not provide internal floor levels. It is requested to provide this information so there is a clear understanding of the level difference between the trail and apartments. Provision of balconies and windows on the upper level will provide passive surveillance. The main entrance is wide and legible which is supported. The proposed lobby design does not provide any windows fronting Paper Trail and it is recommended to provide some openings along this frontage.

The secondary entrance to the apartments corridor provides metal frame around it to make it more eligible which is acceptable. The corridor for this secondary entrance is almost 9m deep and the ramp corridor next to main lobby is almost 15m deep. Both these areas must be well-lit all the time to enable safe pedestrian access and avoid creation of areas for hiding. As per Precinct Design Guidelines of the Development Plan the minimum corridor width should be 1.8m. Please provide the details of the wall between the lobby area and ramp. It is highly recommended that there are large openings in this wall to ensure passive surveillance to the ramp.

The use of vertical steel blade fencing allows for passive surveillance of the street. The overall height of fence is approximately 1m-1.1m which is supported.



Proposed Ground Floor Plan (Wetlap section only)

3

Apartments fronting Warson Place provide balconies and windows on ground floor and upper levels. It appears like the level difference does not allow for provision of direct pedestrian access which is acceptable. Please note the windows and balconies shown in elevations do not match the renders from Urban Context Report (pg 26 and 27).

Paper Square Park frontage is dominated with large balcony frontages on all levels that will provide an engaging frontage and passive surveillance to the park. This is highly supported. The east elevation shows metal frame closer to the future natural ground level. The purpose of these metal frames is unclear as they are not part of the existing building. The basement / lower ground plan does not show any high level windows to the car park. Further, the render from UCR (pg 26) does not show these metal frames hence it is unclear whether there is an error in the elevation. It is requested to update the drawings to provide the right information.



Proposed East Elevation (Wetlap Only)

Building Design

Section 5.3 Heritage and Interpretation of the Development Plan seeks future site planning and development to maintain the distinctive qualities of the place which distinguish it from the surrounds. It also seeks development to have regard to significant buildings and elements with a view to maintain their visual prominence within and external to the site.

Overall, the building design is supported. The proposed development retains the facades of existing Wetlap building including majority of the openings. This contributes in strongly emphasising the industrial character of the area. The design elements of the new addition like use of circular walls, window design, use of perforated corten steel cladding, banding created by this cladding that aligns with the brickwork all complement positively to the industrial character set by Wetlap building. However, the built form proposed along Warson Place frontage needs further consideration to better integrate the proposed contemporary form with the sloping roof form of Wetlap building. The design of upper two levels need to be more responsive to the heritage form. Suggestions include providing an upper level setback and further articulation.



View of the proposed Wetlap Building from north-west

A basement car park is proposed for Wetlap Apartment and Loft Apartment that is accessed via Joel Terrace. The car park entry is also shared with townhouse vehicular entries hence crossovers which is highly supported.

2. Loft Apartments

Built Form

Clause 43.04 states development within the Amcor site must not exceed the maximum building heights specified in the Building Heights Plan and Building Heights table. Similar to Wetlap Apartment this Loft Apartment building is located within Precinct B where the maximum building height limit is 5 storey with a streetwall of 3 storeys. The proposed Loft Apartment meets this requirement and hence the overall height is supported.

The Design Guideline refers this section of precinct to provide an industrial heritage interface along the Paper Trail. It seeks the design to refer to the industrial heritage of the site through material or form and achieve articulation through indented built form. Given the building is located on corner the design guidelines state that the entrance for corner lots should face the primary street but the façade treatment should address both streets and avoid blank side interfaces. The proposed Paper Trail frontage does meet the above design requirements and presents an interesting built form that responds appropriately to the industrial heritage. The façade is broken up with vertical articulation that responds well to this section of the streetscape. However, the Joel Terrace frontage presents an approximately 18mX10m blank concrete wall. Even though this is a secondary frontage to the apartment building the site is located on a corner and will be visible from the future surrounding streets. Hence, this façade treatment is not acceptable, including the lower ground level. It is highly recommended that Loft 6 and Loft 12 provide more window openings along Joel Terrace frontage and explore different treatments that contribute in breaking up the mass and provide an engaging frontage. The east elevation of the Loft Apartment is acceptable.

The minimum setback required along Paper Trail frontage is 1.5m. The precinct design guidelines seeks built form to generally extend to the property boundary on all sides. The setbacks along all frontages are acceptable. All lofts on Level 3 provide 0.6m balconies fronting Paper Trail, however, the usability and accessibility of these balconies are doubtful.

Connectivity and Interaction

Apartments fronting Paper Trail provide direct pedestrian entrance to six apartments from the trail directly. This will present an active frontage to the Paper Trail which is highly supported. Given topography of the area and the proposed basement car park the apartments are above the level of the trail. Provision of balconies and windows on the upper level will provide passive surveillance. The proposed fence design is acceptable.

Building Design

Overall, the building design is supported. The proposed material palette presents a subtle colour palette and elements like the formed concrete look and metal frame are sympathetic to the industrial context.

The use of vertical steel blade fencing allows for passive surveillance of the street. The use of recycled brick for fencing is highly supported. The finish floor level for ground level apartments is approximately 1.4m above the trail level. The overall height of fence ranges between 2.4-3m which is not supported. The precinct design guideline suggest maximum height of 1.2m, however, given the level difference it is recommended that the total fence height does not exceed beyond 2.6m.

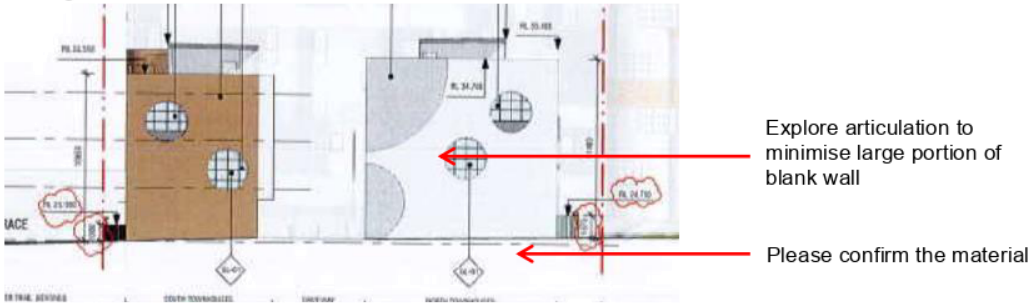
The design relies on the proposed vertical landscaping on the building to provide some relief from the hard edged character. Hence, it is highly recommended that the landscaping is implemented. Refer notes related to balcony and vertical greenery in Part B

3. Townhouses

Built Form

The development plan precinct guidelines recommend 2-3 storeys (majority 3 storeys) plus terrace. The proposed townhouses are three storey with rooftop terraces which is acceptable. The overall contemporary architecture arranges the elements of both Joel Terrace (south) and Paper Square Park façades in a manner that it creates a very comprehensible composition. They satisfy the requirements of brick end interface and industrial heritage interface. Hence, both these frontages are highly supported.

Townhouse 7 and 15 are on the corner and present street and public space frontages. It is acknowledged that it is challenging to design such dwellings. The proposed design presents some windows and variation in material to the secondary frontages, however, it is recommended to explore more articulation to minimise the large portions of blank side interface and provide an engaging frontage. Please confirm the material used for Townhouse 7 east facade.



Proposed East Elevation (Townhouses Only)

Connectivity and Interaction

Townhouses fronting Joel Terrace provide individual pedestrian access to eight townhouses from the street. Similarly, townhouses fronting Paper Square Park provide pedestrian access from a ramp adjoining the park. Both north and south townhouses have habitable rooms oriented towards the key public realm. This will present an active frontage to the street and park. Provision of balconies and windows on the upper level will provide passive surveillance.

Apartments fronting Paper Trail provide direct pedestrian entrance to six apartments from the trail directly. This will present an active frontage to the Paper Trail which is highly supported. Given topography of the area and the proposed basement car park the apartments are above the level of the trail. The proposed fence design is acceptable.

Building Design

Overall, the building design for north and south townhouses are supported. The proposed material palette provides reference to the existing industrial character by using materials like exposed brick, concrete and corten steel. This also satisfies the requirements of brick end interface and industrial heritage interface.

Each townhouse provides garage on the lower ground level and the entry to the driveway is accessed via Joel Terrace. As mentioned above the vehicular entry to these townhouses is shared with apartment's car park entry hence minimising crossovers which is highly supported. Townhouses on north and south share a driveway in between making the garage doors not visible from public realm. This satisfies the precinct guideline requirements and is supported.

The use of vertical steel blade fencing allows for passive surveillance of the street and public space. The height of fencing is maximum 1.2m which is supported.

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URBAN DESIGN AND OPEN SPACE FEEDBACK PART B –
PUBLIC REALM AND OPEN SPACE

1. General Comments

Public Realm and landscape comments are based on review of landscape drawings 1648-LSK01 to LSK04 dated 13 December 2019 prepared by MDG and architectural plans, elevations and renders prepared by Techne Architecture.

In summary, the drawings are not yet acceptable from a Public Realm and Open Space perspective. The initial comments below and overleaf highlights our primary concerns. We require that the applicant provides updated plans and additional sections, elevation and a response to each of the comments to enable us to make a complete review of the proposal.

- Interdisciplinary design coordination:
    - Before Council can undertake a complete review and make an informed decision, discrepancies between landscape plans and architectural plans must be coordinated by the applicant to ensure correlation.
    - Council also request that the applicant uses its best endeavours to ensure that all adjacent development proposals are shown on the plans at the most current status, including but not limited to adjacent buildings and streetscapes.

2. Comments Summary

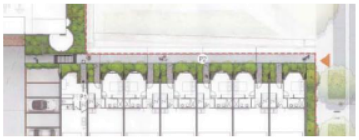
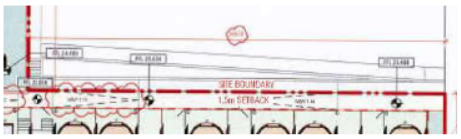
Key comments relate to the following;

- Coordination as noted under item 1 including, overlay all relevant adjacent landscape plans to allow precinct context and relationships to be assessed accordingly.
- Public realm / landscape interface especially along Workshop Park and Paper Trail requires further details to describe public realm and landscape interfaces and relationships.
- The orientation/configuration of the stair in the north east corner to be clarified, discrepancy noted from Artisan East application.
- Paving and threshold interfaces around the whole proposed development requires further details and explanations such as sections and elevations to allow Council to make an informed decision.
- Show levels and grading to demonstrate that including but not limited to all main entrance thresholds are compliant to ensure that best urban design outcome is achieved.
- Soil volume to be provided for all proposed trees.
- Confirm that width and depth of all planter boxes and demonstrate that appropriate plant species are nominated, to achieve and sustain healthy plant growth to achieve the design vision.
- Landscape Management Plan to be provided.

Further details and design resolutions are required including but not limited to;

<u>Workshop Park Interface and Connectivity</u>

- Architecture and landscape architectural drawings are not aligned. A high quality and well resolved interface with Workshop Park and adjacent residential access and development is of priority.
- Confirm that this package has been co-ordinated with designers of Workshop Park. Ensure the design shown for the park is the most current to enable Council to undertake a complete review.

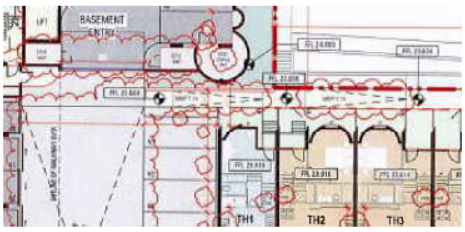
- Provide further details, sections and elevations showing relationship between the park and the proposed development.
- Outline grading and drainage approach along park interfaces. Annotate levels, falls and number of steps (including rise/run dimensions).
- Clarify what is shown on architectural drawings as highlighted below. This appears to show ramp, stairway and embankment configuration within the extents of Workshop Park. This arrangement is not shown within most recent park design.



- The Development Plan indicates an ambition to provide a cross axis link through the park and the proposed development, this appears to be lost with the ramp ending at the entrance of the car park.
    - MDG plans notes that the laneway will cater for the primary vehicle entry point to the car parks. Please clarify pedestrian movements and connectivity from the north east corner of the park through the development to Joels Terrace and the proposed Wellness Centre entrance.



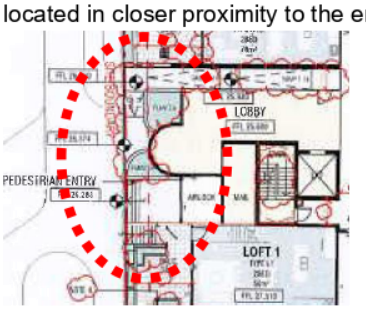
- Ramp configuration is not supported, including but not limited to the following;
    - Base of ramp ends at car park entrance, at the base of the laneway crest.
    - Path is required to be made wider than the proposed 1200mm.
    - Yarra's Public Domain Manual notes-
      A minimum of 1500mm wide for footpaths less than 3500mm where footpath width permits.
    - Given this is primary pedestrian access to residential properties 1500mm minimum path width is required.
    - All required access to private developments needs to be incorporated within development title boundaries not with extents of Public Open Space.



- Confirm coordination between proposed surface material in the park and how this will relate to material along paths to the west and south side of the park.
- Confirm delineation between public and private land. There needs to be a clear distinction between public and private realm.
- Planting
    - Confirm how the private realm garden beds and private front gardens will complement and tie in with planting theme in the park.
    - Confirm the east side interface to Wetlap Appartment, how will these garden beds be maintained.

Paper Trail Interface

- Confirm levels and the relationship to the public realm along Paper Trail.
- Apartments fronting Paper Trail have planter boxes along the trail frontage. Are these at the same level as the Paper Trail or are these at lower level? How will the maintenance work? Also there is car parking underneath. Does that give enough depth?
- Landscape plan for this area is required, showing location and size of planter boxes and plant species and how these will complement the public realm along Paper Trail.
- Provide details of the landscaped area in front of the lobby, including floor level. Confirm purpose of the landing at the base of the ramp, can there be seating and bike parking located in closer proximity to the entrance?

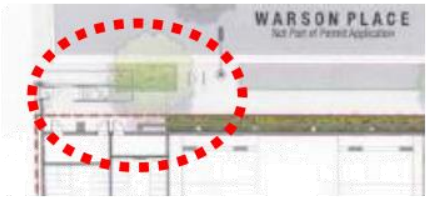


- Can the ramp be better integrated for improve DDA accessibility?
- How will AC units (assumed to be located along terraces/balconies) be 'screened off' as these often bring down the visual appearance? How will planters be protected from AC exhaust that will blow hot/cold air and have detrimental effect on planting and the overall design vision of the development?

Warsons Place Frontage

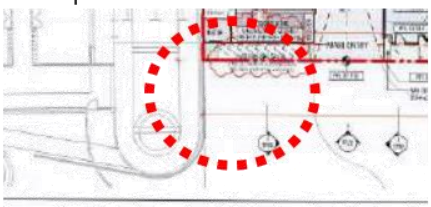
- Provide further design coordination and resolution of the Warson Place frontage, particularly in regard to proposed stairway to facilitate access to the Paper Trail.

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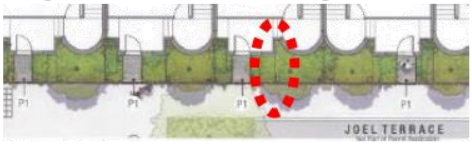


Joel Terrace

- The garden beds on the west façade, can these have additional smaller trees as the key feature and a simplified low cover planting scheme to reduce the maintenance intensity?
- Corner Interface between Joel Terrace and the wall of the Paper Trail on higher level, further details required related to this corner space, is bike hoops the sole means of activation? Can the small garden beds be removed and trees interspersed with the bike hoops?
- Coordinate design and boundaries with entrance to the Wellness Centre in the adjacent development.



- Please confirm that the lines running through the front gardens including that the squares shown are services and meter boxes. Confirm how these will be accessed and integrated/screened off in the gardens?



Vertical Greenery on the Town Houses and Loft Apartments

Vertical greenery to soften the built form is generally supported, this element is of concern due to a number of logistics including but not limited to the following;

- Intermediate planter boxes is assumed required to achieve the design vision shown in the renders, climbing plant to reach the full height of the buildings.
- How will this be maintained to achieve a unified outcome as the climbers are planted within private gardens?
- An irrigation system controlled by body corporate or similar is recommended to ensure that the climbers do not rely on individual property owner maintenance.

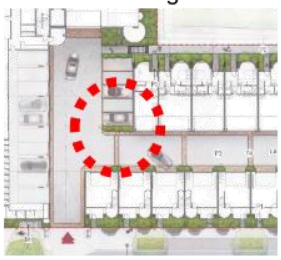
Attachment 3 - PLN19/0931-1 Latrobe Avenue Alphington - Urban Design and Open Space Comments final





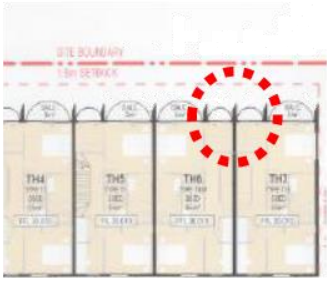
Internal Laneway

- Pedestrians can be assumed using the ramp from the Workshop Park and the laneway as a shortcut, clarify pedestrian movements in relation to car parks and swept paths.
- The greenery in the laneway is supported, interrogate opportunity to plant a large feature tree using strata cells, structural soils or similar in this space.



Balcony Planters

- Provide landscape plans showing all proposed balcony planter boxes.
- How will these be maintained to achieve the design vision?
- Add notes on all relevant landscape details to show size, depth, irrigation and nominated species.



Drainage and WSUD Opportunities

- Have WSUD opportunities been explored within the development including opportunity to passively irrigate planted areas such as the small garden beds along the internal laneway to achieve a best practice design outcome?
- Show drainage infrastructure, such as trench grates.

Tree and Plant Species

- Confirm that none of the proposed species are no DELWP listing of environmental weed species.

- Where trees and plants will have direct relationship with adjacent developments further details are required that species selected especially trees will complement and create a unified overall public realm outcome.
- Where possible replace exotic trees with native/indigenous to reflect on the location along the Yarra River and for the development to contribute in providing a biodiverse urban environment.
- Provide all proposed pot sizes and install sizes for trees and plants.
- Provide plant species and quantities for each planted area.
- Soil volume available for trees refer ELK calculator.
- Add section in plant schedule for shade tolerant tree and plant species.

Landscape Details

Further notes including but not limited to;

- Ensure brick paving is compliant with Australian Standards for slip resistance.
- Note for each detail and garden bed referring to irrigation system.
- Note of minimum widths and depths of planter boxes and garden beds including planting media/soil.
- Maintenance, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and climbing plant species.
    - Maintenance tasks and a maintenance schedule, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and climbing plant species including but not limited to key features such as the vertical greenery on the town houses.
    - Assumed a minimum 13 weeks maintenance of all plantings within the development to achieve the desired greenery portrayed in renders and visualizations?
- Mulch on higher levels to be pea gravel or similar at 40mm depth.
- A specification of works to be provided to meet relevant statutory requirements.

END

CITY OF YARRA

MEMO

To: **Lara Fiscalini**

From: **Civil Engineering unit; Mark Pisani**

Date: **3 June 2020**

Subject: **Application No:** **PLN19/0931**
Description: **AMCOR; Precinct 5**
Site Address: **1 Latrobe Avenue, Alphington**

I refer to the above Planning Application received on 3 April 2020 in relation to the proposed development at 1 Latrobe Avenue, Alphington. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Techne Architects	TP01 *Site Plan*	E	12 March 2020
	TP10 *Proposed Basement / Lower Ground Plan*	D	12 March 2020
	TP20 *Proposed Elevations (Sheet 01)*	G	16 March 2020
	TP21 *Proposed Elevations (Sheet 02)*	E	13 March 2020
	TP22 *Proposed Elevations (Sheet 03)*	E	12 March 2020
	TP23 *Proposed Elevations (Sheet 04)*	E	13 March 2020
	TP30 *Site Sections*	E	16 March 2020
	TP31 *Site Sections*	E	16 March 2020
GTA Consultants	*Transport Impact Assessment* report	A	16 December 2019
GTA Consultants	*Alphington Paper Mill Site Development Plan - Traffic Management Plan*	G Endorsed	19 August 2015 27 May 2016

CAR PARKING PROVISION
Proposed Development
Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	13	1 space per dwelling	12	12
Two-bedroom dwelling	54	1 space per dwelling	54	54
Three-bedroom dwelling	12	2 spaces per dwelling	24	24
Visitors	79 dwellings	1 space for every five dwellings	15	6
		Total	**106 Spaces**	**97 Spaces**

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 the Dwellings*. The on-site car parking for the dwellings meets the minimum statutory parking requirement.
- *Parking Demand for Residential Visitors*. To assess the likely parking demand for the residential visitors, GTA Consultants have adopted the visitor parking rate for high density residential use of 0.12 spaces per dwelling, taken from the endorsed *Traffic Management Plan*. Applying this rate to the 79 dwellings yields a visitor parking demand of 10 spaces. With six on-site visitor spaces provided, the shortfall of four spaces in the peak visitor parking demand could be accommodated on-street.

Adequacy of Car Parking Provision
From a traffic engineering perspective, the proposed on-site parking provision is considered appropriate in the context of the development and the surrounding area. The residential parking demand is consistent with the statutory and recommended rates. The shortfall of four spaces in the residential visitor parking demand should not have a detrimental impact on parking conditions in the surrounding area.

The Civil Engineering unit has no objection to the car parking provision for this site.

TRAFFIC IMPACT
Trip Generation
The trip generation for the site adopted by GTA Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential – Medium density (15 dwellings)	0.44 trips per dwelling in each peak hour Peak hour volumes are 10% of daily volume	70	7	7
Residential – High density (64 dwellings)	0.35 trips per dwelling in each peak hour Peak hour volumes are 10% of daily volume	220	22	22
	Total	**290**	**29**	**29**

The GTA report indicates that the traffic generated by this site is considered acceptable, based on the previously conducted micro-simulation modelling for the *Traffic Management Plan*.
What assumptions/traffic volumes of other adjoining developments were used to analyse the Chandler Highway/Mills Boulevard intersection and the Heidelberg Road/Latrobe Avenue intersection?

To date, it appears that no attempt has been made by the applicant to provide a compilation of peak hour traffic volumes of approved individual sites and to test whether these volumes are in line with those contemplated in the *Traffic Management Plan*.

Whilst the peak hour volumes from this site do not appear to be unduly high, the report does not demonstrate how volumes generated from this site would be accommodated within the broader road network.

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance – Joel Terrace Main Entry	The proposed 6.145 metre wide entrance satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	A pedestrian sight triangle measuring 2.0 metres by 2.5 metres has been provided for the exit lane of the Main Entry and satisfies *Design standard 1 – Accessways* of Clause 52.06-9.
Headroom Clearance	The headroom clearances of individual garage doors and within the basement car park have not been dimensioned.
Car Parking Modules	
At-grade Parking Spaces	The dimension of the car parking spaces (2.4 to 2.6 metres by 4.9 to 5.4 metres) satisfy *Design standard 2 – Car parking spaces* of Clause 52.06-9 and AS/NZS 2890.1:2004 (where applicable).
Aisles	The aisle widths range from 5.8 metres to 7.0 metres and satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9 and AS/NZS 2890.1:2004 (where applicable).
Single Garages	The dimensions of the single garages (4.065 metres by 6.145 metres) satisfy *Design standard 2*.
Double garages	The dimensions of the double garages (5.53 metres by 6.1 metres) satisfy *Design standard 2*.
Column Depths and Setbacks	Not dimensioned on the drawings.
Clearances to Walls	Not dimensioned on the drawings.
Blind Aisle Extensions	Not dimensioned on the drawings.
Gradients	
Ramp Grade for First 5.0 metres inside Property	The first 5.0 metres inside the property has a grade of 1 in 22 and satisfies *Design standard 2: Gradients*.
Longitudinal Grade along Aisles	The maximum longitudinal grade of 1 in 20 (in front of the visitor spaces) satisfies AS/NZS 2890.1:2004.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Swept Path Analysis	
Vehicle Turning Movements – Main Entry via Joel Terrace V158400-AT03-01 Issue P4*	The swept path diagrams for a B99 design vehicle and an oncoming B85 design vehicle entering and exiting the Main Entry via Joel Terrace are considered satisfactory.
Ingress Movement - East Space Double Garage - Townhouse TH7 V158400-AT03-01 Issue P4	The ingress movement for a B85 design vehicle into the east space of Townhouse TH7 is considered satisfactory. A correctional movement is permissible under AS/NZS 2890.1:2004.
Access into Townhouse TH1 V158400-AT03-02 Issue P4	The ingress movement for a B85 design vehicle into t Townhouse TH1 is considered satisfactory.

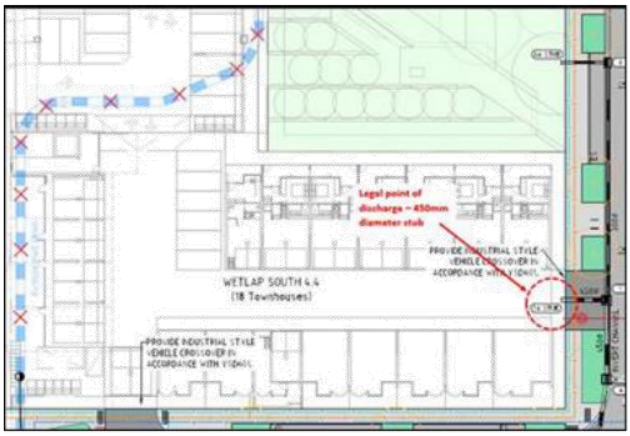
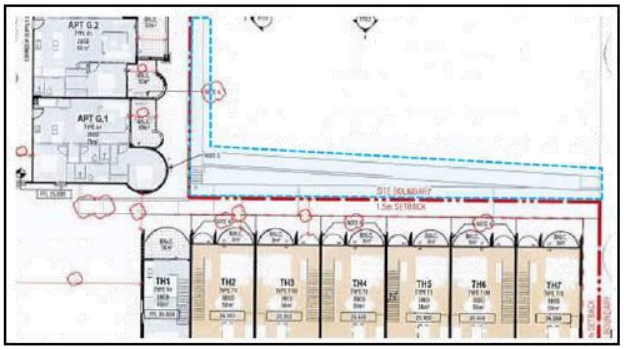
* GTA Consultants swept path diagram drawing number.

Item	Assessment
Ingress Movement - West Space Double Garage - Townhouse TH7 V158400-AT03-02 Issue P4	The swept path diagram for a B85 design vehicle accessing the west space of Townhouse TH7 is considered satisfactory.
Vehicle Passing Movements V158400-AT03-03 Issue P4	The swept path diagrams for a B99 design vehicle and an oncoming B85 design vehicle at the doorway servicing the on-site car park are considered satisfactory.
Egress Movement – Townhouse TH1 V158400-AT03-03 Issue P4	The B85 swept path diagram for the egress movement out of Townhouse TH1 is considered satisfactory.
Egress Movement - West Space Double Garage - Townhouse TH7 V158400-AT03-03 Issue P4	The B85 swept path diagram for the egress movement out of the west space of Townhouse TH7 is considered satisfactory.
Ingress Movement – Space 59 V158400-AT03-04 Issue P4	The swept path diagram for a B85 design vehicle entering Space 59 is considered satisfactory.
Waste Collection Vehicle – Entry Movement via Joel Terrace V158400-AT03-04 Issue P4	The swept path diagram for a 6.34 metre long waste collection vehicle entering the development via Joel Terrace is considered satisfactory.
Egress Movement - East Space Double Garage - Townhouse TH7 V158400-AT03-04 Issue P4	The swept path diagram for a B85 design vehicle accessing the east space of Townhouse TH7 is considered satisfactory.
Egress Movement – Space 59 V158400-AT03-05 Issue P4	The reversing movement for a B85 design vehicle out of end space 59 is considered satisfactory.
Waste Collection Vehicle – Manoeuvring V158400-AT03-05 Issue P4	The swept path diagrams for a 6.34 metre long waste collection vehicle manoeuvring to collect refuse and exiting the site in a forward direction are considered satisfactory.

Design Items to be Addressed

Item	Details
Headroom Clearance	To be dimensioned on the drawings for the Main Entry doorway, the individual townhouse garage doorways and within the on-site car parking area.
Column Depths and Setbacks	To be dimensioned on the drawings. Column positions are to be located outside of the parking space clearance envelope as required in *Diagram 1 Clearance to car parking spaces* of Clause 52.06-9 or Figure 5.2 of AS/NZS 2890.1:2004 (where applicable).
Clearances to Walls	Clearances of no less than 300 mm are to be provided to spaces abutting walls as required by *Design standard 2* and to be dimensioned on the drawings.
Blind Aisle Extensions	To be dimensioned on the drawings.

INFRASTRUCTURE ITEMS AND CONSTRUCTION ACTIVITIES

Item	Details
General	
Finished Surface Levels along Boundary with Warsons Place and Joel Terrace	Written confirmation is to be provided for the finished surface levels along the boundary with Warsons Place and Joel Terrace road reserve have been designed in accordance with the Council approved Road and Drainage plans titled: Yarrabend, Alphington – Workshop Precinct Stage 4, TGM Dwg No 18499-204.
Legal Point of Discharge	In accordance with a Legal Point of Discharge application under Regulation 133 – Stormwater Drainage of the Building Regulations 2018, a 450 mm diameter property stub has been installed at the south eastern corner of the site (see Figure 1). Any storm water drainage within the property must be provided, connected and discharged to the allocated property stub.  Figure 1 - Legal point of discharge location
Prohibited Access	There should be no access to any areas of the development from Paper Square Park.
Details of Area outside of Site Boundary	The applicant is to provide further detail of what is shown in the outlined blue area in Figure 2. The area is located within Council owned area outside the site boundary. There should be no private property infrastructure positioned within publicly owned land.  Figure 2 - Paper Square park area

Item	Details
Access Point	The access point located along the southern boundary of the property must be aligned and designed in accordance with the Council approved civil and landscape plans for Workshop Precinct.

GENERAL ENGINEERING CONDITIONS

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.

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.

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.

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.
Detailed Engineering Design	Detailed engineering design drawings of the road infrastructure surrounding the site are to be submitted to Council for assessment and approval.

Attachment 4 - PLN19/0931 - 1 Latrobe Avenue Alphington - Engineering referral comments

Item	Details
Proving of Underground Services	The proving of underground services is to be conducted prior to works commencing on site to ensure that all services surrounding the site have been identified. Permission from the relevant service authorities must be obtained if works will impact the service authorities' assets.

Attachment 5 - PLN19/0931 - 1 Latrobe Ave, Alphington - Strategic Transport referral comments

Planning Referral

To:	Lara Fiscalini
From:	Julian Wearne
Date:	02/06/2020
Subject:	Strategic Transport Comments
Application No:	PLN19/0931
Description:	Partial demolition of the existing building and development of the land for dwellings and a reduction in visitor car parking.
Site Address	1 Latrobe Avenue, Alphington

I refer to the above Planning Application referred on 03/04/2020, and the accompanying Traffic report prepared by GTA Consultant in relation to the proposed development at 1 Latrobe Avenue, Alphington. Council's Strategic Transport unit provides the following information:

Access and Safety
There are no significant access or safety concerns identified.

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
Dwellings	79 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	16 resident spaces	**74 resident spaces**
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	8 visitor spaces.	**8 visitor spaces**

The development provides a total of 58 additional resident spaces above the requirements of the planning scheme and meets the visitor rate.

Adequacy of visitor spaces
8 spaces are noted as visitor bicycle parking spaces. The provision of the visitor spaces is generally adequate given:

- 8 spaces meets the statutory requirement.
- There are additional visitor spaces proposed in the public realm surrounding the site (i.e. there are 18 spaces adjacent or near Paper Square Park);
- Combined the spaces provided on site and in the adjacent public realm exceeds Council's best practice rate for visitor use (22 spaces);
- Spaces are located in an easy to access location suitable for short term visitor use.

Attachment 5 - PLN19/0931 - 1 Latrobe Ave, Alphington - Strategic Transport referral comments

Adequacy of employee spaces

Number of spaces

Whilst the proposal includes a surplus of 58 resident/employee spaces above the statutory requirements of the planning scheme, it is noted:

- the subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and
- both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Given the above, best-practice generates a rate of 1 space to each dwelling[1]. Therefore it is recommended a minimum of 79 resident spaces be provided (i.e. an additional 5 spaces).

Design and location of employee spaces and facilities

Employee and resident spaces are generally adequately located and designed for the following reasons:

- All spaces appear to be within secure storage areas (noting each resident car space within 'The Loft' appears to be gated.
- Walkways and storage area dimensions appear to comply with Australian Standard AS2890.3 requirements.
- 21% of resident spaces are provided as horizontal at grade spaces.

However it is considered access to 'The Loft' bike storage area would be greatly improved by providing access at the south (where the Booster cabinet is currently located), rather than forcing cyclists to walk the length of the car park area.

If it is not possible to provide access from the south then wheel stops must be installed in each of the adjacent car spaces to ensure vehicles cannot be parked in a manner which blocks the accessway to the bike store.

Electric vehicles / share cars / other relevant topics?

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. Provision of the below infrastructure will enable individual tenants to easily install a single charging unit and individual circuit wiring to the distribution board for their designated parking space.

- One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;

- A scalable load management system, to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual; and

- Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

[1] *Category 6 of the BESS offers the following for best-practice guidance for resident bicycle parking rates: "As a rule of thumb, at least one bicycle space should be provided per dwelling for residential buildings."*

Attachment 5 - PLN19/0931 - 1 Latrobe Ave, Alphington - Strategic Transport referral comments

Green Travel Plan
It is noted that the Green Travel Plan (GTP) appears to reference an earlier set of drawings and it is therefore inaccurate, however as this is a residential development it is not necessary to endorse a GTP to form part of the permit.

Recommendations
The following should be shown on the plans before endorsement:

1. An additional 5 resident spaces should be provided in a secure location. There should continue to be at least 20% of resident spaces provided as horizontal at grade spaces or otherwise to the satisfaction of Council.
2. Provision of the following electric vehicle charging infrastructure to allow residents the ability to easily install EV chargers in future:
   a. One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space;
   b. A scalable load management system, to ensure electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual; and
   c. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

Regards

Julian Wearne

Sustainable Transport Officer
Strategic Transport Unit

Attachment 6 - PLN19/0931 - 1 Latrobe Ave, Alphington - Heritage referral comments

City of Yarra

Heritage Advice – Wetlap Building

Application No.: PLN2019/0931

Address of Property: 30 Chandler Highway, Alphington (Precinct 5)

Planner: Lara Fiscalini

Constraints:

Due to COVID 19 restrictions no site inspection was undertaken and documentary sources have necessarily been relied upon.

Yarra Planning Scheme References: Clauses 43.01, 21.05, 22.02 and DPO11

Heritage Overlay No.: HO70. **Site specific**: 626 Heidelberg Road Alphington.

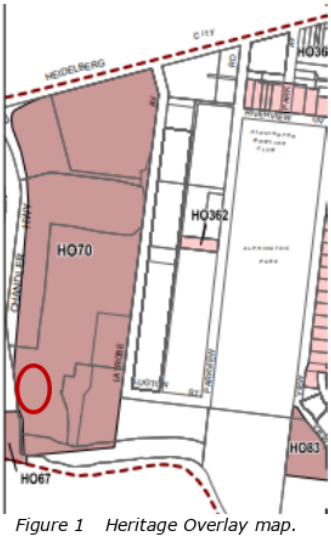


Figure 1 Heritage Overlay map.

Level of significance

A question has been raised as to the level of significance, if, any, ascribed to the Wetlap Building.

Conservation Management Plan

Any assessment of significance of the site/elements/buildings/infrastructure/landscape and the like should properly have been included in the Conservation Management Plan. (*Former AMCOR Mill 626 Heidelberg Road, Fairfield Conservation Management Plan*, prepared for Alphington

Developments Pty Ltd, May 2014 (Re-Issued August 2015). P. 122 of the CMP lists individual buildings and structures which have been identified as being significant and therefore warrant retention. Additionally, elements which have been subject to significant change and/or have limited potential for adaptive reuse are also listed together with some which have been found to be of minor significance. There is no identification of the Wetlap Buildings in Figure 66, (p. 95) Levels of Significance Plan which is another place in the CMP where one would expect to find an indication of significance. The Wetlap Building is not identified.

CMP Appendix A contains a heritage citation for the 1954 Boiler House. DPO11 states *inter alia viz.*: "A Conservation Management Plan, including a Heritage Interpretation Plan must: … Identify sites, buildings or structures which have been assessed as significant…".

The Wetlap Building is not mentioned anywhere in the CMP and on this basis it can be concluded that no level of individual significance has been ascribed to it. A building may warrant retention for various reasons other than its level of significance.

The Wetlap Building is in the area assessed as being of Minor significance. (Fig. 66, p.95) This does not equate to the building having any individual level of significance.

Development Plan

The development plan is underpinned by a detailed Conservation Management Plan and the findings from the heritage study have informed the development plan response which includes the retention and adaptive re-use of key heritage assets and the interpretation of other elements.

The Development Plan states, *inter alia viz*. "The Conservation Management Plan that forms part of this Development Plan sets out the framework for retaining and reusing *existing* buildings that will retain important links to the site's industrial past." [Emphasis added.]

Figure 24 refers to Existing Heritage Building to be Retained/Demolished. Figure 38 refers to "significant building". Based on the CMP, there is no basis for using this term other than in a very loose sense. Figure 39 refers to Heritage building. Figure 97 identifies a Heritage building to be retained i.e Boiler House A (East) and this is correct.

Buildings are proposed to be retained for various reasons and only one is proposed to be retained because of its level of significance. The use of the terms "heritage" and "significant" elsewhere in the Development Plan are either incorrect or are a convenient "descriptor" to easily identify buildings of a broad heritage nature rather than buildings having a level of significance as might have been ascribed in the CMP,

In summary, the Wetlap Building has no level of individual significance

Proposal

To construct two additional storeys on the Wetlap Building and to otherwise alter the façade. As this building has not been ascribed any level of heritage significance there are no heritage aspects to consider

Signed:

Attachment 6 - PLN19/0931 - 1 Latrobe Ave, Alphington - Heritage referral comments



Robyn Riddett
Director – Anthemion Consultancies

Date: 13 October, 2020.

Attachment 7 - PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council



ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development*.

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category Non-r*esidential 1. 1,000m² or greater*.

What is a Sustainable Management Plan (SMP)?
An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP demonstrates best practice in the 10 Key Sustainable Building Categories and;

- Provides a detailed assessment of the development. It may use relevant tools such as BESS and STORM or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies achievable environmental performance outcomes having regard to the objectives of Clause 22.17 (as appropriate); and
- Demonstrates that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

An SMP identifies beneficial, easy to implement, best practice initiatives. The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability consultant to prepare an SMP.

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.

Attachment 7 - PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council



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Attachment 7 - PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council

Assessment Summary:

Responsible Planner:	Lara Fiscalini
ESD Advisor:	Gavin Ashley
Date:	30.04.2020
Subject Site:	PLN19/0931 1 Latrobe Avenue, Alphington VIC 3078
Site Area:	Approx. 3,560 m²
Project Description:	3-5 storey building comprising 15 townhouses, 52 apartments and 12 lofts with basement car parking.
Pre-application meeting(s):	Unknown
Documents Reviewed:	• Wetlap Residential Development, Cover Page and Drawing List [Rev D – 12.03.20], Techne Architecture & Interior Design • Sustainable Management Plan Part 1 & 2 [Rev C – 11.12.19], Cundall • Preliminary Daylight Modelling [27.03.20], Cundall

The standard of the ESD does not meet Council's Environmental Sustainable Design (ESD) standards. Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

(1) Applicant ESD Commitments:

- Metering and monitoring strategy applied.
- Building User Guide will be provided to building occupants with the intent to reduce energy and water consumption.
- Commitment to prepare a site-specific Environmental Management Plan with a target to divert 70% of demolition and construction waste landfill.
- The project aims to reduce potable water consumption (using the BESS calculator) by 25% through efficient fixtures and appliances, stormwater harvesting and reuse, drought tolerant landscaping and water-efficient building services (i.e. HVAC).
- Proposal to achieve a 10% reduction in GHG emissions through design.
- Reverse-cycle split-system AC units with a minimum cooling EER >3.0 and heating COP >3.2 will be installed in each apartment.
- Energy Efficient lighting throughout, with a proposed illumination power density (W/m²) 20% lower than BCA allowances.
- A STORM report with a 101% STORM score has been submitted that demonstrates best practice and relies on 1,920m² of roof connected to two 30,000 litre rainwater tanks used for toilet flushing and irrigation.
- 95% of all timber used (and all the structural timber) to be recycled or from a certified source (i.e. FSC, AFS).
- PVC materials to be sourced from an ISO 14001 certified supplier, and plasterboard throughout to have 10% recycled content.
- The development includes 64 secure bicycle parking spaces for residents (townhouses have garages with space for bikes), with an additional 8 visitor parking spaces provided.
- Provision of operational organic waste management.
- >90% of plant species proposed for the landscaping and open spaces will be locally native.
- Roads constructed within the development to use recycled materials.

Attachment 7 - PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council



(2) Application ESD Deficiencies:

- The daylight access in all typologies is inadequate. The development needs to be redesigned to provide daylight to dwellings which exceeds DF > 1 for 80% of the living areas. Currently the development is well below this standard.
- The shading strategy is inadequate. Target additional treatments on the western façade for lofts on Lv. 1 & 2, and apartments on Lv. 3 & 4, and habitable windows along the northern façade (of the apartment building).
- Increase target for townhouses to 6.5 NatHERS.
- Confirm provision of HVAC equipment to townhouses and lofts, and increase target to within 1 star of best available.

(3) Outstanding Information:

- Clarify provision natural cross-ventilation in townhouses.
- Confirm provision of external views across development.
- Provide information on how performance against the GHG target will be documented.
- Confirm provision of hot water to loft dwellings, and consider use of heat pumps for an electric only building.
- Confirm ventilation strategy for basement carpark.
- Confirm provision of 25kW rooftop solar system, and provide an assessment of energy generation and emission reduction potential.
- Confirm water metering for separate dwellings and common areas.
- Confirm provision and re-issue STORM report. The SMP identifies 1x 48kL rainwater tank and 1x 12kL rainwater tank, while the STORM report claims 2x 30kL rainwater tanks, and the architectural plans show 1x 48kL rainwater tank in the basement however no 12kL rainwater tank is present. (plans, p. 6)
- Confirm recycled content (by cost or weight) and consider conducting an LCA to articulate benefits (see below).
- Update SMP with information on surrounding car share facilities.
- Confirm provision and location of EV bay on plans, and consider increasing provision or wiring additional spaces for future provision.
- Confirm, and ensure EMP contains targets to recycle or reuse 80+% of demolition and construction waste.
- Provide an operational WMP that articulates waste generation and reduction strategies for the building.
- Confirm strategy to manage green waste (onsite or collection) within WMP to be provided.
- Confirm details within site-specific Environmental Management Plan.
- Provide a Landscape Management Plan that details the planting schedule for ground floor, balcony and rooftop areas – including consideration of UHI and climate adaptation and maintenance required.
- Include details of strategies to manage UHI within Landscape Management Plan (see above).

(4) ESD Improvement Opportunities

- Consider conducting a Life Cycle Assessment (LCA) to identify reductions in embodied carbon (i.e. through recycled gypsum, or road base when confirmed).
- Consider a small pallet of materials and construction techniques that can assist in disassembly.
- Consider a green roof or wall to improve the ecological value of this site.
- Consider the Head contractor to have ISO 14001 accreditation.

Further Recommendations:

The applicant is encouraged to consider the inclusion of ESD recommendations, detailed in this referral report. Further guidance on how to meet individual planning conditions has been provided in reference to the individual categories. The applicant is also encouraged to seek further advice or clarification from Council on the individual project recommendations.

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants.
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices.

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	Operable windows are present in all dwellings, providing natural cross-ventilation for 48% of apartments, and 100% of lofts. No information provided for townhouses, or strategy for night purging.	Clarify provision natural cross-ventilation in townhouses.	3
Daylight & Solar Access	The BESS report identifies 90% of apartments have access to an external window, with preliminary daylight modelling indicating a DF > 1 achieved (on average) in 27% of Lofts, 50% of apartments, and 60% of townhouses assessed.	The daylight access in all typologies is inadequate. The development needs to be redesigned to provide daylight to dwellings which exceeds DF > 1 for 80% of the living areas. Currently the development is well below this standard.	2
External Views	No information provided.	Confirm provision of external views across development.	3
Hazardous Materials and VOC	At least 95% of all internal sealants, paints, adhesives and carpets to meet the T-VOC limits identified in the Green Star Technical Manual. (SMP2, p. 3)	Satisfactory.	1
Thermal Comfort	Regularly occupied areas to exceed BCA Section J requirements for insulation and glazing. Use of balconies to create shading barrier and operable windows to facilitate ventilation.	Target additional treatments on the western façade for lofts on Lv. 1 & 2, and apartments on Lv. 3 & 4, and habitable windows along the northern façade (of the apartment building).	2

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 1. Indoor Environment Quality
Good Environmental Choice Australia Standards www.geca.org.au
Australian Green Procurement www.greenprocurement.org
Residential Flat Design Code www.planning.nsw.gov.au
Your Home www.yourhome.gov.au

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements Exceeded	Regularly occupied areas to exceed BCA Section J requirements for insulation and glazing, with building fabric details provided. (SMP2, p. 5)	Satisfactory	1
Thermal Performance	The proposal is targeting an average NatHERS rating of 6.5-stars for apartments and lofts, and 6.0-stars for townhouses.	Increase target for townhouses. To 6.5 NatHERS.	2
Greenhouse Gas Emissions	The proposal has articulated a benchmark of reducing GHG emission by 10%.	Provide information on how performance against this target will be documented.	3
Hot Water System	Domestic HWS will be 6-star gas instantaneous for apartments and solar HW heaters for townhouses.	Confirm provision to loft dwellings, and consider use of heat pumps for an electric only building.	3
Peak Energy Demand	No information provided.	Satisfactory	1
Effective Shading	The proposal uses balconies to create an articulated façade and provide shading benefits for some of the building.	The western façade in particular is exposed and a redesign is required to adequately address the potential for significant over heating of apartments (in particular the Loft apartments)	2
Efficient HVAC system	Reverse-cycle split-system AC units with a minimum cooling EER >3.0 and heating COP >3.2 will be installed in each apartment.	Confirm provision to townhouses and lofts, and increase target to within 1 star of best available.	2
Car Park Ventilation	The BESS report is unclear whether the carpark will be natural or mechanically ventilated, however carpark exhausts are evident on the plans. (plans, p. 12) (SMP2, p. 14)	Confirm ventilation strategy for basement carpark.	3
Efficient Lighting	At least 20% improvement in LPD claimed.	Satisfactory.	1
Electricity Generation	Solar generation is not mentioned in the SMP or BESS report, however a 25kW rooftop solar PV system is marked on the plans. (plans, p. 12)	Confirm provision of 25kW rooftop solar system, and provide an assessment of energy generation and emission reduction potential.	3
Other	-	-	

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 2. Energy Efficiency

Attachment 7 - PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

House Energy Rating www.makeyourhomegreen.vic.gov.au
Building Code Australia www.abcb.gov.au
Window Efficiency Rating Scheme (WERS) www.wers.net
Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Minimum WELS star rating of fixtures: • Taps: 5 star • Toilets: 4 star • Showers: 3 star • Dishwashers 4 star	Satisfactory	1
Water for Toilet Flushing	60,000L of rainwater storage provided, with use for irrigation and flushing toilets.	Satisfactory	1
Water Meter	Separate water metering for all tenants and major common area uses has been proposed.	Confirm water metering for separate dwellings and common areas.	3
Landscape Irrigation	60,000L of rainwater storage provided, with use for irrigation and flushing toilets.	Satisfactory.	1
Other	No water-based air-conditioning systems and fire-test water capture and reuse to be provided. An additional 12,000 L rainwater tank has been provided for the 12 townhouses (800L each).	Good.	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 3. Water Efficiency
Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
Water Services Association of Australia www.wsaa.asn.au
Water Tank Requirement www.makeyourhomegreen.vic.gov.au
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Sustainable Landscaping www.ourwater.vic.gov.au

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles.

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A STORM report with a 101% STORM score has been submitted that demonstrates best practice and relies on 1,920m² of roof connected to two 30,000 litre rainwater tanks used for toilet flushing and irrigation.	Confirm provision and re-issue STORM report. The SMP identifies 1x 48kL rainwater tank and 1x 12kL rainwater tank, while the STORM report claims 2x 30kL rainwater tanks, and the architectural plans show 1x 48kL rainwater tank in the basement however no 12kL rainwater tank is present. (plans, p. 6)	3
Discharge to Sewer	-	-	-
Stormwater Diversion	The stormwater runoff from an area of 1,920 m² will be retained for irrigation and toilet flushing.	Satisfactory.	1
Stormwater Detention	-		-
Stormwater Treatment	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 4. Stormwater Management
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Water Sensitive Urban Design Principles www.melbournewater.com.au
Environmental Protection Authority Victoria www.epa.vic.gov.au
Water Services Association of Australia www.wsaa.asn.au
Sustainable Landscaping www.ourwater.vic.gov.au

5. Building Materials

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment.

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	Recycled content has been identified for timber, constructed roads and plasterboard.	Confirm recycled content (by cost or weight) and consider conducting an LCA to articulate benefits (see below).	3
Embodied Energy of Concrete and Steel	No claims for reduction in embodied energy made, however recycled materials to be considered for construction of roads (within development), and plasterboard to contain 10% recycled gypsum.	Consider conducting a Life Cycle Assessment (LCA) to identify reductions in embodied carbon (i.e. through recycled gypsum, or road base when confirmed).	4
Sustainable Timber	95% of all timber used (and all the structural timber) to be recycled or from a certified source (i.e. FSC, AFS).	Satisfactory.	1
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
PVC	PVC products to be sourced from an ISO 14001 certified supplier.	Satisfactory.	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 5. Building Materials
Building Materials, Technical Manuals www.yourhome.gov.au
Embodied Energy Technical Manual www.yourhome.gov.au
Good Environmental Choice Australia Standards www.geca.org.au
Forest Stewardship Council Certification Scheme www.fsc.org
Australian Green Procurement www.greenprocurement.org

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	69 car parking spaces for residents, and 6 for visitors provided in the basement.	Satisfactory.	1
Bike Parking Spaces	52 bicycle parking spaces are provided for apartment residents, 12 for loft residents and an additional 8 for visitors.	Satisfactory.	1
End of Trip Facilities	No end of trip facilities have been provided.	Satisfactory as the development is all residential	1
Car Share Facilities	No information has been provided.	Update SMP with information on surrounding car share facilities.	3
Electric vehicle charging	One EV parking/charge station to be provided.	Confirm provision and location of EV bay on plans, and consider increasing provision or wiring additional spaces for future provision.	3
Green Travel Plan	No information has been provided.	Satisfactory as the development is all residential	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 6. Transport
Off-setting Car Emissions Options www.greenfleet.com.au
Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf
Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/
Bicycle Victoria www.bv.com.au

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria.

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	The proposal identifies the need for a site-specific Environmental Management Plan (EMP) to be developed prior to construction, and a target to divert at least 70% of demolition and construction waste from landfill.	Confirm, and ensure EMP contains targets to recycle or reuse 80+% of demolition and construction waste.	3
Operational Waste Management	An operational Waste Management Plan (WMP) has not been provided.	Provide an operational WMP that articulates waste generation and reduction strategies for the building.	3
Storage Spaces for Recycling and Green Waste	An area of 20 m^2 has been provided in the basement for waste storage and management – with the SMP identifying the inclusion of garden/green waste.	Confirm strategy to manage green waste (onsite or collection) within WMP to be provided.	3
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 7. Waste Management
Construction and Waste Management www.sustainability.vic.gov.au
Preparing a WMP www.epa.vic.gov.au
Waste and Recycling www.resourcesmart.vic.gov.au
Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002)
www.environment.nsw.gov.au
Waste reduction in office buildings (2002) www.environment.nsw.gov.au

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation.

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	Strategies (blankets, silt fences, and drain filters) to be implemented during construction to reduce top soil erosion.	Confirm details within site-specific Environmental Management Plan.	3
Maintaining / Enhancing Ecological Value	Details regarding the provision of vegetation have not been provided.	Provide a Landscape Management Plan that details the planting schedule for ground floor, balcony and rooftop areas – including consideration of UHI and climate adaptation and maintenance required.	3
Heat Island Effect	No information has been provided.	Include details of strategies to manage UHI within Landscape Management Plan (see above).	3
Other	The site is within 400m of Alphington Park in addition to a number of smaller 'pocket parks' designated for the Alphington paper Mill masterplan, and thus will be exceptionally serviced from an open space point of view.	Good.	1
Green wall, roofs, facades	No information has been provided.	Consider a green roof or wall to improve the ecological value of this site.	4

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 8. Urban Ecology
Department of Sustainability and Environment www.dse.vic.gov.au
Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
Greening Australia www.greeningaustralia.org.au
Green Roof Technical Manual www.yourhome.gov.au

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Issues	Applicant's Design Responses	Council Comments	CAR*
Significant Enhancement to the Environmental Performance	-	-	-
Innovative Social Improvements	-	-	-
New Technology	-	-	-
New Design Approach	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 9. Innovation
Green Building Council Australia www.gbca.org.au
Victorian Eco Innovation lab www.ecoinnovationlab.com
Business Victoria www.business.vic.gov.au
Environment Design Guide www.environmentdesignguide.com.au

10. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	No information has been provided.	Provide information in the SMP on building commissioning and tuning.	3
Building Users Guide	A Building Users Guide explaining the sustainability features and intent of the building has been committed to.	Satisfactory.	1
Contractor has Valid ISO14001 Accreditation	No information has been provided (beyond the PVC supplier being certified). (SMP1, p. 8)	Consider the Head contractor to have ISO 14001 accreditation.	4
Construction Management Plan	The proposal identifies the need for a site-specific Environmental Management Plan (EMP) to be developed prior to construction.	Confirm, and ensure EMP contains targets to recycle or reuse 80+% of demolition and construction waste.	3
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 10. Construction and Building Management
ASHRAE and CIBSE Commissioning handbooks
International Organization for standardization – ISO14001 – Environmental Management Systems
Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Attachment 7 - PLN19/0931 - 1 Latrobe Ave, Alphington - ESD referral comments

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council



Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Attachment 8 - PLN19/0931 - 1 Latrobe Ave, Alphington - Additional ESD Advice

CITY OF YaRRA

MeMO

TO:	**Lara Fiscalini**
cc:	
FROM:	**Euan Williamson, ESD Advisor**
DATE:	**25.01.2021**
SUBJECT:	**1 Latrobe Avenue, Alphington, VIC 3078**

Lara,

I have reviewed the amended SMP, prepared by Cundall (21/01/2021) and Cundall Consultant Advice (21/01/2021) for this development application. In summary, most of the ESD aspects have been addressed, including WSUD and stomwwater. Unfortunatley two issues remain unresolved, namely; cooling loads and daylight.

Daylight
The daylight standard documented in the SMP includes 100% of bedrooms meeting the daylight factor standard, but unfortunately only 80% of living areas meet the daylight factor standards. These figures are based on the BESS daylight calculator outputs rather than a full daylight modelling report.

Our preference is that;
- 100% of living areas to meet the best practice daylight factor standards, and
- That the applicant provide daylight modelling to demonstrate that this project meets this standard, rather than reply on the BESS Daylight Calculator. The BESS Daylight Calculator is better suited to projects with a simpler daylight assessment pathway.

From an initial review of the built form I recommend that because the living areas are falling short of the daylight standard, minor design changes are explored to optimise daylight performance in the living areas. I recommend the design team explore the following design improvements including; material reflectivity, glazing specification and internal layout changes.

Cooling Loads
Based on the sample NatHERS cooling loads provided it appears that nearly all cooling loads meet the BADS cooling loads threshold except Apartment 4.9, and similar dwelling types.

I recommend that minor design optimisation is undertaken to esure that all dwellings come under the cooling load threshold of 21 ML/m2 (Climate zone 62 – Moorabbin).

If you or the applicant would like to discuss this matter further, please contact me.

Euan Williamson
Environmental Sustainable Development Advisor
City of Yarra PO Box 168 Richmond 3121
T (03) 9205 5366 **F** (03) 8417 6666
E gavin.ashley@yarracity.vic.gov.au
W www.yarracity.vic.gov.au

12.4 Planning Scheme Amendments – a possible alternate approach

Executive Summary

Purpose

The purpose of this report is to outline a possible different approach available to Council in seeking further planning scheme provisions in a more timely approach.

Key Issues

Council and the Yarra's community places great importance on planning controls to better manage development pressures and change and provide as much certainty as possible for future development outcomes.

To address these issues, Council has been undertaking a program of preparing built form frameworks for its activity centres to enable the introduction of the *interim* and *permanent* **Design and Development Overlays** (DDO's) in the Yarra Planning Scheme (YPS).

A great deal of preliminary work has gone into this process to yield these outcomes. While this program is achieving successful outcomes it has been a slow and resource intensive process.

The Yarra Planning Scheme now has four interim DDOs which are due to expire this year. As such Council now needs to urgently progress amendments that translate the interim DDOs into permanent provisions before they expire. That requires a process, and via the normal route, takes considerable time.

The Minister for Planning has extended an invitation to Council to appoint an Advisory Committee to help speed up the process to introduce planning provisions into the Yarra Planning Scheme for precincts under development pressure. These precincts may relate to those subject to existing interims or other precincts.

Financial Implications

The invitation could afford Council the opportunity to reduce its costs as the process is streamlined (noting that often the Panel hearings are very long and hence very costly). It does, however, place greater demand on Council in terms of resources and timing in the short term (1-2 years) as officers, experts and legal Counsel manage the extensive work relating to multiple amendments.

PROPOSAL

That Council resolve to either:

1. request the Minister to appoint an Advisory Committee; or
2. continue to pursue amendments through the standard procedure (Planning Panels) as set out in Part 3 of the Planning and Environment Act 1987 (the Act).

12.4 Planning Scheme Amendments – a possible alternate approach

Reference	D21/10018
Author	Fiona van der Hoeven - Assistant Manager City Strategy
Authoriser	Director Planning and Place Making

Purpose

1. In recent correspondence dated 29 September 2020 (**Attachment 1**) the Minister for Planning (Minister) has expressed a willingness to consider appointing an Advisory Committee to help speed up the council's ability to introduce new planning scheme provisions in order to best manage development pressures.
2. The purpose of this report is to provide a background to the work that has been undertaken to date by Council (principally within the Yarra Activity Centres), and to also outline a possible different approach potentially available to Council in seeking planning scheme provisions, following the letter from the Minister.

Critical analysis

History and background

3. Council and the community place great importance on planning controls to manage change and provide some increased certainty about future development outcomes. This is considered beneficial for all parties.
4. Yarra has been successfully introducing *interim* and *permanent* built form provisions (Design and Development Overlays – DDOs) into the Yarra Planning Scheme for the Activity Centres over the past few years. A great deal of preliminary work has gone into this process to yield these outcomes.
5. The *interim* DDO provisions are applied without community consultation usually via a request for a Ministerial Amendment (under Section 20(4) of the *Planning and Environment Act 1997*) in order to provide some improved mechanisms in the planning scheme to best manage the ongoing development pressure.
6. These *interim* provisions (once approved by the Minister) form a holding position while the *permanent* provisions go through a full amendment process, including public exhibition and the ability to make submissions to an independent Planning Panel.
7. Interim provisions are usually applied for a set period of time – usually two years. Council can apply for an extension of the *interim* planning scheme provisions, but must be able to demonstrate that it has made progress on introducing permanent provisions. It is ultimately the Minister for Planning who can provide approval for Interim DDO's, and any extensions to the Interim DDO's.
8. Yarra has been successful in achieving some *mandatory* controls in its DDOs, providing for improved certainty to the community, landowners and developers. *Mandatory* maximum heights, and mandatory minimum setbacks, have been successfully applied in particular locations:
    (a) where strategically justified;
    (b) where there is highly intact heritage;
    (c) that protect the amenity of adjoining low scale residential; and
    (d) that protect southern footpaths from overshadowing.

9. The DDOs are underpinned by built form frameworks that are informed by urban design; heritage, traffic and planning expertise. This work includes rigorous built form testing through 3D modelling, which is necessary for detailed built form provisions in a DDO.

10. The Yarra Planning Scheme now has four interim DDOs which are due to expire this year (refer to Table 1).

Table 1: Existing Interim DDOs

Location (Activity Centre)	**Interim DDO**	**Expiry date**
Victoria Street	21	30 June 2021
Bridge Road	22	30 June 2021
Collingwood South (part of Fitzroy/Collingwood)	23	30 June 2021
Swan Street	17	15 October 2021 (This DDO is currently the subject of Amendment C191 which seeks to apply permanent provisions to the centre. It is currently with the Minister for approval and gazettal)

11. In addition, Council has been working on proposed new built form provisions for the Fitzroy / Collingwood and Heidelberg Road Activity Centres (refer to Table 2). See other report on this Agenda). Should the Minister decide to approve Council's request for the following *interim* DDOs (refer to Table 2), they too would have an expiry date.

Table 2: Proposed Interim Controls

Location (Activity Centre)	**Interim DDO**
Fitzroy / Collingwood (stage 1) Johnston, Brunswick, Smith, Gertrude Streets	29, 30, 31, 32, 33, 34, 35, 36, 37 (with the Minister for approval)
Heidelberg Road	18 (with the Minister for approval)
Fitzroy / Collingwood (stage 2), Mixed use pocket, Alexandra and Victoria Parades	3 x DDOs to be considered by Council at the 16 February Council meeting.

12. Yarra now needs to urgently progress substantive planning scheme amendments that translate the *interim* DDOs into permanent provisions before they expire. That requires a process, and via the normal route, takes considerable time.

13. In correspondence (**Attachment 1**) dated 29 September 2020, the Minister for Planning (responding to a Council request to extend the Bridge Road and Victoria St Interim DDO's) has expressed a willingness to consider appointing an Advisory Committee to help speed up the process to achieve the outcomes in a more timely manner.

14. The Minister further noted in that correspondence:

> "*Given the length of time that interim controls will have been in place for these areas, I am unlikely to readily approve any further request to extend these controls without*

permanent controls being prepared or the Council seeking an advisory committee process".

Discussion

Planning Scheme Amendment Process

15. The usual procedure for a planning scheme amendment is set out in Part 3 of the Act and provides for councils as the *Planning Authority* to:

    (a) prepare amendments;

    (b) determine the extent and timing of public notification (subject to minimum requirements set by the Act);

    (c) receive and consider submissions in response to public notification;

    (d) determine whether to change an amendment, or refer it to an independent Planning Panel via (*Planning Panels Victoria*) with a 'proposed panel version' of the amendment with recommended changes in response to submissions;

    (e) participate in a public hearing conducted by an independent Planning Panel; and

    (f) receive and consider a Planning Panel Report which is published; and adopt an amendment with, or without changes, before submitting it to the Minister for approval.

16. Figure 1 below sets out the steps in the amendment process.

Figure 1 Amendment Process



17. While there is a statutory process in the Act which must be followed, Council has a high level of control and influence over both the content and the process for considering a planning scheme amendment before it is submitted to the Minister seeking formal approval. For example, Council is able to determine:

    (a) the extent and timing of the consultation period;

(b) the time and forums (Council meetings, community meetings) that the community can address Council on submissions;

(c) any refinements to the proposed provisions in response to submissions received and advocate that position at Panel; and

(d) the final form of the amendment after considering the recommendations of a Planning Panel.

18. The three recent amendments for Yarra's Activity Centres, however, demonstrate that the usual amendment procedure is very long and time and resource intensive, requiring the efforts of at least one to two staff for 2 to 4 years (refer to Table 2).

Table 2: Recent Amendments

Amendment	**Requested 'authorisation' to enable exhibition of the proposed Amendment**	**Gazetted date of the Amendment into the YPS** (time from request)
C220 Johnston Street	18/05/2016	18/06/2020 (4 years)
C231 Queens Parade (parts 1 and 3)	23/01/2018	01/10/2020 (2 years 10 months)
C191 Swan Street	31/10/2017	NA – Council adopted amendment in Dec 2020. It is yet to be approved and gazetted by the Minister. (3 years)

A possible alternate approach – an Advisory Committee process

19. The invitation by the Minister would be an alternative approach to the regular planning scheme amendment process; with an Advisory Committee process for those chosen by the Council. Essentially, this would mean that:

(a) the proposed provisions would be considered by an Advisory Committee (instead of a Planning Panel), who would then make recommendations on whether the planning scheme amendment is strategically justified and should be submitted to the Minister for approval under section 20(4) of the Act; and

(b) the Minister would (if deemed appropriate), approve the amendment under 20(4) of the Act.

20. It is noted that the Minister is able to appoint an Advisory Committee under Part 7, section 151 of the Act. The conduct of an Advisory Committee would be in accordance with a Terms of Reference (ToR) which would set out matters such as the purpose, background context and method.

21. The normal Advisory Committee process (such as the process used to review proposed planning controls for Fishermans Bend), does not *usually* allow for significant Council involvement. Often in this process, Council is a submitter like other submitters and does not get to comprehensively consider submissions or have the opportunity to review the Advisory Committee Report before it is considered by the Minister.

22. Council officers, with legal advice, have been liaising with DELWP senior officers to draft a suitable Terms of Reference (ToR) for a possible alternate approach, which works towards safeguarding Council's control and influence over the process and content, whilst affording the opportunity to achieve time and cost savings. **Attachment 2** includes a draft ToR (produced by senior YCC planning staff) which *could* be the alternate process available to Council.

23. The objective for an Advisory Committee for Yarra would be to provide a simpler, transparent more timely and cost-efficient process to report on Yarra Planning Scheme provisions for activity centres, or built form and related matters that are specifically requested by Yarra City

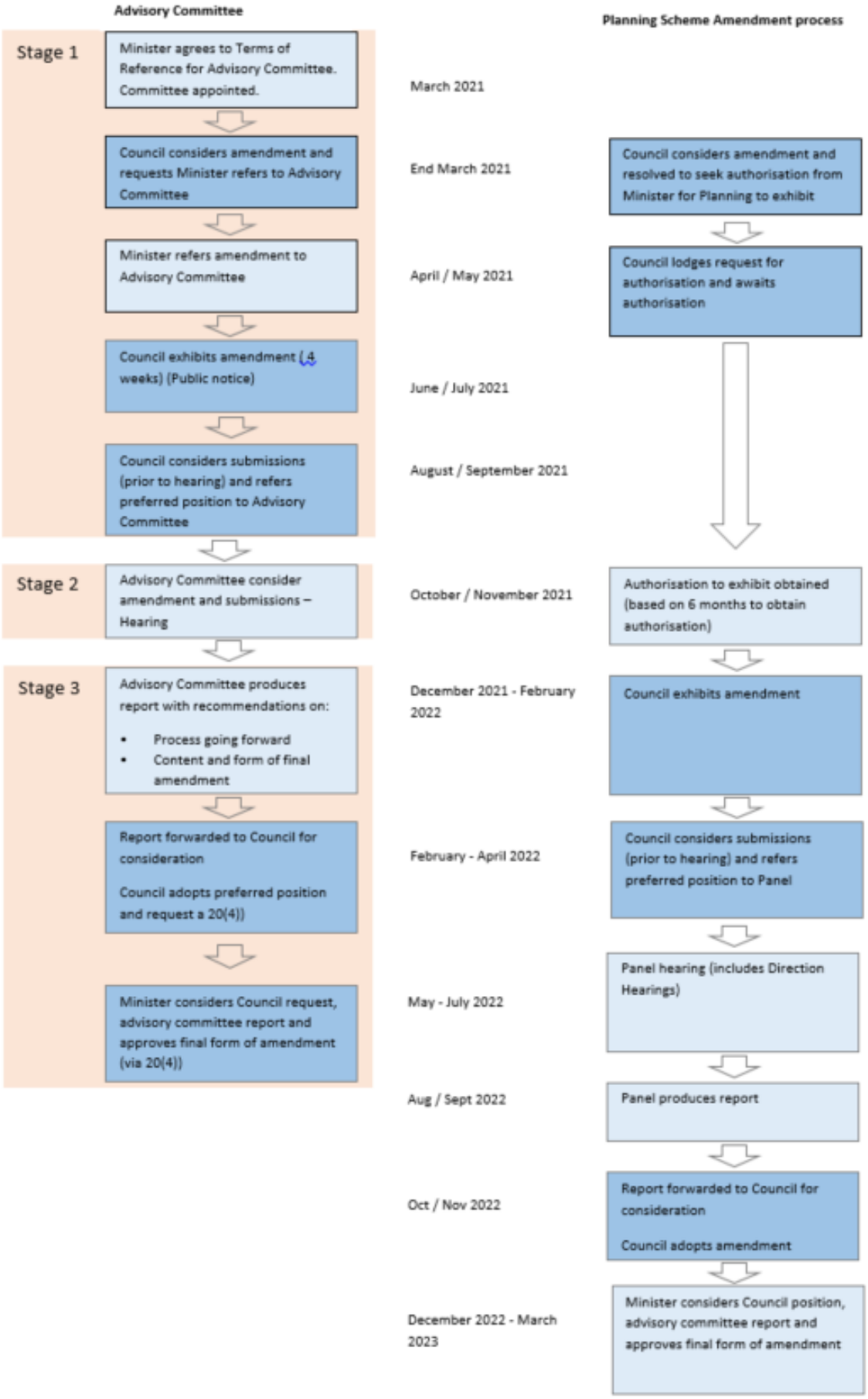
Council. It would also provide advice as to whether an amendment could be submitted to the Minister for exemption under s20 (4) of the Act and approved.

24. The scope of the matters that can be considered by the Advisory Committee is suitably flexible to afford Council the opportunity (by Council resolution requesting the Minister) to refer to the Committee a range of proposed amendments based on current strategic work completed or currently underway – such as built form and related provisions for activity centres and other key areas such as, for instance, Cremorne.

25. It is important to note that the possible use of an Advisory Committee would be an additional option to the normal Planning Panel process for Council. In this regard, it is noted that the major planning scheme Amendment (Am 269), relating to the planning policy for Yarra (recently on exhibition), would continue to be pursued via the normal Planning Panel process.

26. Figure 1 sets out the proposed steps of a possible alternate process as proposed in the ToR (the YCC version), with a comparison to the usual amendment process. It also sets out an indicative timeline.

Figure 1: Comparison: Advisory committee process and usual amendment process



27. Significant time efficiencies could be achieved in Stage 1:

(a) as the amendment would be referred to the Advisory Committee (assuming 1 month) foregoing the requirement for 'authorisation' by the Minister, which has previously taken many months;

(b) if the public notice period is limited to 4 weeks, rather than 6-8 weeks for previous amendments (noting the Act only requires 4 weeks' notice in the usual amendment process); and

(c) if Council is able to consider and respond to submissions in a timely manner.

28. Significant time and cost efficiencies could be achieved in Stage 2 as the Advisory Committee can conduct hearings and undertake proceedings, as it deems appropriate and in accordance with the ToR. For example, it may conduct briefings, forum, hearings, meetings or workshops. It could also limit the time and extent of cross examination during a hearing.

29. Table 3 includes an explanation for the inclusion of particular clauses in the draft ToR to safeguard Council's control and influence over the process and content to:

(a) ensure land owners and occupiers and the wider community would have the opportunity to make formal submissions to an independent body;

(b) allow Council to consider submissions and form a position on them to advocate to the Advisory Committee; and

(c) afford Council the opportunity to review the final report and submit a final form of the 'preferred' amendment for the Minister to make a decision.

30. Potentially, the Advisory Committee process could take around 18 months to achieve Ministerial consideration of the amendment, which is substantially less than the timing of Council's recent amendments. It may be able to be further compressed but that is not clear at this stage.

Table 3: Draft Terms of Reference – particular clauses

ToR	Reason for inclusion
Purpose included to make it clear that the reason for the Advisory Committee is to consider the suitability of planning scheme provisions in proposed amendments matters that are referred to it by the Minister following a specific request by Yarra City Council.	This provides clarity about the intent of the Advisory Committee as well as retaining Council control in determining which proposed amendment(s) should be referred to the Committee and when – potentially forwarding different amendments in different tranches based on geographical context. This also allows Council to be satisfied that the process is workable and appropriate before referring a larger number of proposed amendments to the Committee.
A requirement that the Advisory Committee may not proceed with considering a proposed planning scheme amendment unless it is satisfied that Yarra City Council has undertaken an appropriate level of consultation and public notification of the proposed planning provisions, or Yarra City Council has advised the Advisory Committee that no consultation is required.	This allows Council to retain control over the extent and timing of public notification.
A requirement for Council to receive and consider responses to public engagement	This retains an important step in the usual amendment process.

prior to the commencement of any Advisory Committee hearing.	NB. Council has typically, in considering and responding to submissions, made changes to provisions in an amendment and advocated the 'preferred version' of the provisions at Panel.
A requirement for the Advisory Committee to conduct a hearing if requested by any submitter, including the Planning Authority.	This protects the opportunity for Council to present its case directly to the Committee. It also affords the same opportunity to members of the community, including affected landowners. The ToR would allow the Advisory Committee to limit the time of parties appearing before it and may prohibit or regulate cross-examination. This brings in time, resource and cost efficiencies.
A requirement for the Advisory Committee to provide its report to Council and to the public.	Advisory Committee reports are typically provided to the Minister for Planning and not released to the Public, unless made available by the Minister. The inclusion of this requirement provides transparency to Council and Yarra's community.
A requirement that for each planning scheme amendment referred to the Advisory Committee would produce a written report for the Minister and Yarra City Council would make a recommendation on whether the planning scheme amendment is strategically justified and should be submitted to the Minister for approval under section 20(4) of the Act.	This provides clarity about the expectations of the Committee. It also allows Council to retain influence over the final content of the proposed amendment. The anticipated risk, however, with diverging substantially from an Advisory Committee's recommendations is that the Minister could decide: (a) to not accept Council's changes; or (b) that the amendment cannot be exempt from notice and directs Council to pursue the usual amendment process.
Include sufficient time for the Advisory Committee appointed.	This is to ensure that the duration of the Advisory Committee appointment is sufficient to enable proper time for the preparation, notification, hearing and consideration by Council of the proposed planning scheme amendments referred to it.

Options

31. The question for Council to consider is the extent of *control* and *influence* Council would forego if the invitation to appoint an Advisory Committee is accepted to provide a more time and cost efficient introduction of planning scheme provisions.

32. The draft ToR (see attached) mirrors the amendment process in many ways as it allows for:

    (a) a formal submission period and for Council to respond to submissions;

    (b) a hearing by an independent body;

(c) Council to consider the recommendations of the Advisory Committee and submit a final form of the amendment to the Minister for approval; and

(d) the Minister approves the amendment at the end of the process.

33. Key differences in the process is that it:

(a) does not require the need to seek *'authorisation'* from the Minister (which has previously taken time);

(b) provides the Advisory Committee the flexibility to control and limit the time submissions can be heard (the legal challenges from landowners can extend the hearing times substantially); and

(c) is intended to be a shorter process to having planning scheme amendments approved by the Minister.

34. Importantly, some of the risks in not requesting an Advisory Committee include:

(a) it would take a very substantial amount of time and resources to progress the various necessary amendments through the usual process for all of the areas of the municipality that are under development pressure; and

(b) the Minister would not approve future interim requests, or the extension of existing interim provisions – meaning that those interim DDOs (Bridge Road and Victoria Street initially) would expire removing these additional planning scheme provisions that seek to manage development pressures and seek acceptable urban design and heritage outcomes.

35. Some of the risks with the alternate Advisory Committee process are outlined below:

(a) the Minister is yet to sign off on attached draft ToR (it is noted that the YCC officer version attached to this report is different from an initial draft by DELWP senior staff);

(b) there may be potential disaffection and confusion in the community about the use of an unfamiliar process;

(c) ultimately the Minister would be the *Planning Authority* under 20(4) 'preparing', 'adopting' and approving the amendment rather than Council (although the suggested draft ToR has been drafted to allow Council to retain influence over the final content of the amendment; and Council has previously requested amendments under 20(4) for interim planning provisions);

(d) there may be a greater risk of aggrieved parties seeking judicial review in relation to *assertions* of denial of natural justice;

(e) it places greater demand on Council in terms of resources and timing in the short term (1-2 years) as officers, experts and legal Counsel manage multiple amendments; and

(f) there maybe some challenges of ensuring sufficient alignment and consistency between the planning provisions for different activity centres and the demonstration of the "exceptional" circumstances of each centre to achieve some mandatory controls.

36. The draft ToR has been prepared by Council's senior planning officers with these risks in mind. As outlined in Table 3, the recommended ToR includes a provision to make it clear that the Advisory Committee would consider the suitability of planning scheme provisions in proposed amendments requested by Council. This would allow Council to determine the program, allowing for an initial tranche of amendments to be considered using the proposed alternate process in the first instance, in order that Council could be satisfied that the process is workable and appropriate.

Community and stakeholder engagement

37. Not applicable for the preparation of this report.

38. The notification of proposed planning scheme provisions to stakeholders would be undertaken either:

(a) in accordance with the usual amendment process of sections 17, 18 and 19 of the Act, or

(b) in accordance with the ToR for an Advisory Committee.

39. Yarra's exhibition of amendments usually exceeds the legislative requirements, particularly in relation to timing and extent of notification. This could continue if Council decides to pursue the usual amendment process for any given proposed planning scheme amendment.

40. If an Advisory Committee is appointed, some of that control could be shifted from Council to the Committee. The draft ToR attached aims to allow Council to retain determination of the extent and timing of public notification.

Policy analysis

Alignment to Council Plan

41. Introducing permanent planning provisions is consistent with the broad strategies and initiatives in Liveable Yarra in Yarra's current Council Plan, including the following:

Strategy:

4.2 Actively plan for Yarra's projected growth and development and advocate for an increase in social and affordable housing

Initiative:

4.2.9 Develop planning controls for Heidelberg Road, Alphington

Climate emergency and sustainability implications

42. The suggested alternate process is intended to bring into effect permanent planning provisions in a more timely manner, which would provide an opportunity to address climate emergency objectives including:

(a) opportunity for greater levels of sustainability through the redevelopment of land in keeping with Council's ESD policy and guidelines; and

(b) facilitate sustainable communities that are walking distances to sustainable transport options, employment and services.

Community and social implications

43. The suggested alternate process continues to afford the community the ability to make a submission on proposed planning provisions and be heard by an independent body (in this instance the Advisory committee) consistent with the usual planning process.

44. The suggested alternate process is intended to bring into effect permanent planning provisions in a timelier manner, which would provide more certainty sooner in relation to future development in areas under development pressure.

Economic development implications

45. The suggested alternate process is intended to bring into effect permanent planning provisions in a more time efficient manner, which may provide further stimulus to the activity centres. No other economic implications are apparent.

Human rights and gender equity implications

46. The suggested alternate process would enable Council to provide the community the ability to make a submission on proposed planning provisions and be heard by an independent body (in this instance the Advisory committee) as per the usual planning process.

Operational analysis

Financial and resource impacts

47. The suggested alternate process would afford Council the opportunity to reduce its costs as the process is streamlined (noting that often the Panel hearings are very long and hence very costly).

48. The alternate process places greater demand on Council in terms of resources and timing in the short term (1-2 years) as officers, experts and legal Counsel manage multiple amendments.

49. The savings would occur in that hopefully more outcomes can be produced in a given amount of time; and hence more planning scheme provisions approved into the Yarra Planning Scheme in order to seek to best manage the significant development pressure that Yarra is continuing to experience and likely to for a number of years.

Legal Implications

50. The approach outlined in this report would still meet the requirements of the *Planning and Environment Act 1987*.

51. The Minister is able to appoint an Advisory Committee under Part 7, section 151 of the Act.

52. Advisory Committees are appointed with a Terms of Reference (ultimately approved by the Minister) that guides the appropriate conduct of the committee.

Conclusion

53. Yarra has been successfully introducing *interim* and *permanent* built form provisions (Design and Development Overlays – DDOs) into the Yarra Planning Scheme for Activity Centres. Amendments now need to be progressed to translate the *interim* provisions into permanent ones, and generate new additional planning scheme provisions to enable an improved means of best managing the development pressures.

54. In correspondence dated 29 September 2020, the Minister for Planning has expressed a willingness to consider appointing an Advisory Committee to help speed up the council's planning scheme amendments including the provision of a more streamlined hearing process for submissions (see letter in Attachment 1).

55. Council officers have worked with DELWP officers on a draft Terms of Reference should Council wish to accept the invitation by the Minister to request the appointment of an Advisory Committee.

    Note: The attached draft Terms of Reference is a version that is different to an initial DELWP version.

56. The suggested draft Terms of Reference for an alternate approach, works towards safeguarding Council's control and influence over the process and content, whilst affording the opportunity to achieve time and cost savings.

57. It is recommended that Council supports this alternate approach to pursuing formal planning scheme amendments in order to be able to better manage ongoing development pressure in a much more timely and efficient manner.

58. That is, improved planning provisions, via Design and Development Overlays included into the Yarra Planning Scheme, is very important in order to seek to steer development outcomes to better reflect the Council desires.

59. The invitation by the Minister and DELWP needs serious consideration by Council as there are implications to Council of not considering this approach, including the expiration of some existing interim DDO provisions.

RECOMMENDATION

1. That Council:

    a. notes the officer report regarding the possible alternate approach available to

Council in seeking further planning scheme provisions in a more timely approach;

b. notes the letter from the Minister for Planning and the draft Terms of Reference for an Advisory Committee by included in **Attachments 1 and 2**;

c. notes the officer commentary regarding the opportunities and risks outlined in the report in respect to this possible alternative approach in pursing planning scheme amendments to the Yarra Planning Scheme;

d. notes that the intent of an alternative approach to pursuing planning scheme amendments is to:

    i. seek to have a much more timely and efficient approach to the inclusion of important planning scheme amendments into the Yarra Planning Scheme in order to best manage the significant development pressure that the Yarra municipality is experiencing, and likely to continue to experience for some time, and

    ii. seek to have the current interim Design and Development Overlays in the Yarra Planning Scheme processed to permanent planning scheme provisions, with or without necessary adjustments that Council seek following Council resolutions as part of that process;

e. notes the various provisions in the draft Terms of Reference recommended by Yarra City Council senior planners in order to provide a process that continues to provide a significant degree of influence for Council in the planning scheme amendment process via an Advisory Committee approach;

f. notes that the alternate approach subject to this report would be a process available to the Council in addition to the normal planning scheme process involving Panel hearings, and in this regard, it would be up to the Council which process would be sought having regard to the circumstances;

(b) That having regard to the officer report and the attachments, Council determine to request the Minister for Planning to set up and appoint an Advisory Committee to assist the Council formalise necessary planning scheme amendments to best manage the development pressure currently occurring, and likely to continue into the foresable future;

(c) That Council authorises the CEO to:

a. request the Minister to appoint a Standing Advisory Committee under Part 7, section 151 of the Planning and Environment Act 1987 with a Terms of Reference as included in **Attachment 2,** and

b. delegates to the CEO the authority to finalise the Terms of Reference and make any administrative or other changes that are consistent with the intent set out in this report.

Attachments

1⇩ Attachment 1 Letter from the Minister

2⇩ D21 6089 Attachment 2 DRAFT Terms of Reference - 25 January 2021

Attachment 1 - Attachment 1 Letter from the Minister

Hon Richard Wynne MP

Minister for Planning
Minister for Housing

8 Nicholson Street
East Melbourne, Victoria 3002

CITY OF YARRA
- 7 OCT 2020
RECEIVED - CRU

Ref: MBR043554

Cr Misha Coleman
Mayor
Yarra City Council
PO Box 168
RICHMOND VIC 3121

Dear Mayor

YARRA PLANNING SCHEME AMENDMENT C284 – EXTENSION OF INTERIM BUILT FORM CONTROLS FOR BRIDGE ROAD, VICTORIA STREET AND COLLINGWOOD SOUTH MIXED-USE PRECINCT

I am writing to advise the council that I have decided to exercise the power under section 20(4) of the *Planning and Environment Act 1987* to exempt myself from notice requirements, and to prepare, adopt and approve Amendment C284yara to the Yarra Planning Scheme.

The effect of the amendment is to extend the expiry dates of the interim built form controls that apply to the Bridge Road (DDO21) and Victoria Street (DDO22) Activity Centres and to Collingwood South (Mixed Use) Precinct (DDO23) until 30 June 2021.

I am concerned about the length of time that it has taken for the council to progress an amendment to introduce permanent built form controls for these areas. I appreciate that the City of Yarra is experiencing significant development pressure and is carrying out a number of other planning scheme amendments to enable it to manage this change. However, it is important that the community and landowners can make submissions and have their views heard on the planning controls being introduced for these areas.

I am keen to see Yarra City Council consider a simpler, more timely approach to developing and introducing built form controls for its activity centres and mixed use areas. I would be willing to consider appointing an advisory committee to help speed up the council's activity centre and urban design work, advise on suitable interim controls, carry out consultation and provide a more streamlined hearing process for submissions.

I encourage council officers to liaise with the Department of Environment, Land, Water and Planning (DELWP) to determine whether the council wishes to support this approach.

Given the length of time that interim controls will have been in place for these areas, I am unlikely to readily approve any further request to extend these controls without permanent controls being prepared or the council seeking an advisory committee process.

The amendment will come into effect when notice of its approval is published in the *Victoria Government Gazette*.

VICTORIA State Government

Attachment 1 - Attachment 1 Letter from the Minister

If you have any questions, please contact Dr Jane Homewood, Executive Director, Statutory Planning Services, DELWP, on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely

HON RICHARD WYNNE MP
Minister for Planning

29 / 09 / 2020

Yarra Activity Centres Advisory Committee

Advisory committee appointed under Part 7, section 151 of the *Planning and Environment Act 1987* to report on Yarra planning scheme provisions for activity centres or built form and related matters that are referred to the advisory committee by the Minister following a specific request by Yarra City Council.

Name

The advisory committee is to be known as the 'Yarra Activity Centres Advisory Committee'.

1. The advisory committee is to have members with the following skills:
    a. Strategic and statutory planning
    b. Built form, heritage and urban design
    c. Economic development and urban geography
    d. Traffic and transport planning.
2. The advisory committee will include a Chair, a Deputy Chair and not less than two other appropriately qualified members.
3. The advisory committee may engage specialist advice as required.

Purpose

The purpose of the advisory committee is to advise the Minister for Planning and Yarra City Council on the suitability of all relevant matters associated with proposed Yarra planning scheme provisions for activity centres or built form and related matters that are referred to the advisory committee upon a specific request by Yarra City Council.

Background

4. The City of Yarra is experiencing on going significant development pressure, primarily directed to activity centres, and other areas of urban change, such as the municipality's employment precincts.
5. The City of Yarra has a well-established network of activity centres, each with its own role and identity including:
    a. Major activity centres of Bridge Road, Brunswick Street, Smith Street, Swan Street and Victoria Street which are identified in *Plan Melbourne 2017-2050* and provide a wide range of goods and services, some serving larger sub-regional catchments.
    b. Neighbourhood activity centres of Carlton North, Gertrude Street, Heidelberg Road Alphington, Johnston Street, Nicholson Street, North Fitzroy, North Fitzroy/Clifton Hill, Queens Parade, Rathdowne Street and St Georges Road which provide access to local goods, services and employment opportunities to serve the needs of the surrounding community.
    c. Local activity centres which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.
6. Activity centres in the municipal area are experiencing development pressure with the addition of mid-rise commercial development and apartments. They will continue to accommodate most of the city's growth because of their proximity to transport infrastructure, shops and services making them the most suitable locations for development.
7. The City of Yarra has capacity for employment growth and the council is committed to supporting this growth in its employment areas in preference to residential development in these areas. There is an identified need to manage pressure for residential conversion of employment land to protect

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opportunities for economic growth. These areas include the municipality's health and education precincts, Cremorne and the Gipps Street precinct in Collingwood.

8. A key challenge in planning for this development pressure is the need to accommodate new development in a built form that is sensitive to the context of the area which includes heritage significance, character and scale of the surrounding area. This needs to be balanced with opportunities to allow for new built form character in major regeneration areas. Protecting heritage buildings and streetscapes while still allowing appropriate development is a key driver in the municipal area.

9. Yarra City Council has already set much of its high-level strategic direction for its city through the Yarra Housing Strategy and the Yarra Spatial, Economic and Employment Strategy, both of which were adopted in 2018. The council is currently seeking to implement these strategies by amending its Planning Policy Framework via Amendment C269 which was exhibited between September to December 2020.

10. While the council has carried out a significant amount of strategic work in recent years and has successfully introduced built form and heritage controls to activity centres including Johnston Street and Queens Parade, there is a need to provide an appropriate planning framework for other activity centres and provide certainty to the community and proponents about appropriate height, built form and decision criteria to manage new development..

11. The objective of the Yarra Activity Centres Advisory Committee is to provide consistent advice in a transparent, simpler, more timely and cost-efficient process on any proposed new planning provisions referred to it by the Minister upon a specific request from Yarra City Council.

12. It is important that this process complements the council's commitment to community engagement and addresses the requirements of section 4(2)(h) of the Act which outlines the critical standard for any planning approval process, which is to meet the objective of establishing a clear procedure for amending planning schemes, with appropriate public participation in decision making.

13. Where community engagement, formal or informal public notice or consultation under section 20(5) of the Act has occurred before or as part of the advisory committee process, planning scheme amendments for matters considered by the advisory committee may be proposed to be approved under the provisions of section 20(4) of the Act.

Method

14. The advisory committee must comprise a quorum of at least two members, one of whom must be the Chair or the Deputy Chair, for any forums, hearings, meetings or workshops conducted by the advisory committee.

15. The advisory committee can undertake its proceedings in stages, including considering and reporting on any proposed planning scheme amendments referred to it either separately or together.

16. The advisory committee may apply to the Minister for Planning to vary these Terms of Reference in any way it sees fit.

17. The advisory committee may conduct any briefing, forum, hearing, meeting or workshop by electronic means.

18. The advisory committee will be provided with a background information, material and reports by the Department of Environment, Land, Water and Planning (DELWP) and Yarra City Council, including:

    a. Strategic work undertaken by the council for the activity centres subject to existing or proposed interim planning controls;

    b. Recent panel reports and VCAT decisions in the City of Yarra and other places relevant to planning scheme provisions for the activity centres the Yarra City Council requests to be referred to the advisory committee; and

    c. Other relevant strategic work undertaken by either council or DELWP.

19. The advisory committee may invite DELWP, the council and any other party to identify or address any preliminary matters through forums, meetings, workshops or written comments.

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Stage 1 – Referral, notice and submissions

20. At the request of Yarra City Council, the Minister for Planning may refer one or more proposed planning scheme amendments to the advisory committee.

21. The advisory committee may not proceed with the consideration of a proposed planning scheme amendment which has been referred to it unless it is satisfied that Yarra City Council has undertaken an appropriate level of consultation and public notification of the proposed planning provisions or Yarra City Council has advised the advisory committee that no consultation is required.

22. All submissions received in response to consultation and notification by Yarra City Council are to be provided to the office of Planning Panels Victoria (PPV) in accordance with the 'Guide to Privacy at PPV'. Electronic copies of submissions will be provided to DELWP and Yarra City Council at the same time as the submissions are referred to the advisory committee.

Stage 2 – Hearings and consideration of planning scheme amendments

23. Following referral by the Minister of a planning scheme amendment and any submissions, or public notice of a planning scheme amendment and receipt of submissions, the advisory committee may undertake any of the following:

    a. a directions hearing

    b. a public hearing and provide an opportunity for submitters to be heard

    c. forums, meetings or workshops with one or more submitters or any other party

    d. a review of submissions based 'on the papers'.

24. The advisory committee must conduct a hearing and provide an opportunity for submitters to be heard if requested by any submitter, including Yarra City Council.

25. The advisory committee must not commence to conduct a hearing until Yarra City Council has provided the advisory committee with a response to submissions received in response to any consultation and notification carried out by Yarra City Council.

26. The advisory committee must afford natural justice to all participants in the hearing.

27. The advisory committee may limit the time of parties appearing before it and may prohibit or regulate cross-examination.

28. The advisory committee must not consider submissions or evidence on a matter that a planning authority is prevented from considering under section 22(3) of the Act.

Stage 3 – Advisory committee report and recommendations

29. For each proposed planning scheme amendment referred to it, the advisory committee must produce a written report for the Minister for Planning and Yarra City Council. The report must include:

    a. consideration of the matters outlined in these Terms of Reference

    b. an assessment of the proposed planning scheme amendment and any recommended changes to the proposed provisions

    c. an assessment of submissions to the advisory committee and any other relevant matters raised in the course of the advisory committee process

    d. a recommendation to Yarra City Council on whether the planning scheme amendment is strategically justified and should be submitted to the Minister for approval under section 20(4) of the Act

    e. a recommendation on whether the planning scheme amendment or any part of it should be subject to the requirements of sections 17, 18 and 19 and the regulations of the Act and processed as a 'standard' amendment

    f. a record of the date, location, attendees and purpose of any forum, meeting or workshop it held.

    g. a list of persons who made submissions to the advisory committee.

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30. The advisory committee may address more than one proposed amendment and combine its assessment of the proposed amendments in a report.

31. The advisory committee may inform itself in any way it sees fit, but must consider all relevant matters including but not limited to:

    a. the provisions of the Act, including Ministerial Directions, advisory and practice notes and *Plan Melbourne*

    b. the provisions of the Yarra Planning Scheme, including any adopted plans, strategies or planning scheme amendments (including Yarra Amendment C269 and any panel report for the amendment)

    c. all submissions and evidence received

    d. all relevant material provided to the it by all participating parties

32. At any time, the advisory committee may deliver a briefing to the Minister, DELWP or Yarra City Council.

33. The advisory committee

    a. may request Council to provide a final form of any proposed planning scheme amendment taking into account the council's position as informed by a consideration of submissions or any recommendations made by the advisory committee; and

    b. must consider any final form of any proposed planning scheme amendment prepared by Council which takes into account the council's position as informed by a consideration of submissions

Submissions and records of forums, meetings or workshops are public documents

34. The advisory committee must retain a library of any written submissions or other supporting documentation provided to it, or used or tabled in any forum, meeting or workshop, until a decision has been made on its report or five years has passed from the time of its appointment.

Timing

35. The advisory committee is required to submit each report under Stage 3 no later than 60 business days from the final day of any public hearing,

Fee

36. The fee for the advisory committee will be set at the current rate for a Panel appointed under Part 8 of the Act.

37. The costs of the advisory committee and any associated public consultation notification will be met by Yarra City Council.

Expiry

38. The appointment of the advisory committee will expire 2 years from being appointed under the provisions of the *Planning and Environment Act 1987*

DRAFT

The following information does not form part the Terms of Reference.

Project Management

1 Administrative and operational support to the Committee will be provided by
Name, Position title, Yarra City Council, phone number and email
Name, Position title, the Department of Environment, Land, Water and Planning, phone number and email

2 Day to day liaison for the advisory committee will be through X, Project Officer, of Planning Panels Victoria on (03) 8392 5137 or planning.panels@delwp.vic.gov.au.

DRAFT

12.5 Burnley Golf Course - Community Consultation and Risk Mitigation

Executive Summary

Purpose

To report the findings of the Burnley Golf Course (BGC) community consultation process and to present detailed options that attend to the significant operational risk associated with the course and address the future needs and direction of BGC in alignment with Councils Participation, Health and Wellbeing and Environmental/Sustainability objectives as outlined in the Council Plan.

From the information provided, to seek a decision on the preferred option to address the identified risk.

Key Issues

The need to develop options for BGC has been a high priority due to the ongoing risks associated with balls being hit outside the course boundary. The current design is being seriously challenged with significant boundary encroachment issues.

On 4 February 2020, Council were presented with a report on the risks and options to mitigate these risks including exploring strategic options to promote participation and generate an all-inclusive customer experience, to ensure the future growth and prosperity of BGC.

Appendix 1 – Burnley Golf Course Community Consultation, comprehensively outlines the community consultation process, a detailed analysis of each element presented to the community and summary of the responses and findings.

Officers have identified options to mitigate identified risks, based upon community consultation, as well as exploring growth in participation, increased diversity of participation and future needs for Yarra's growing municipality.

There is potential to explore external funding for the redevelopment of the BGC through the Sport and Recreation Victoria's COVID-19 Community Sport Infrastructure Grants Program. In April 2020, Officers submitted an application to support a re-design and diversification of the BGC, which was unsuccessful. It should be noted that a new round of funding has been made available, by invitation only, that may be applicable to one of the options detailed in this report and would potentially fund 90% of the estimated costs for this option.

Financial Implications

With significant investment likely to be required at BGC to address the risk issue, an opportunity presents to consider the long-term usage of the site and its role and capacity in making a positive contribution to the City of Yarra's participation goals. There are variables within this option, however not all elements are strictly relevant to the risk issues that need to be addressed.

Option One – Status Quo (not recommended) There is no immediate financial implication in taking no action, however, there is significant risk in taking this approach, and the financial implications for such an approach, whilst unknowable, could be significant in the event of a serious incident, due to Council's potential liability.

Option Two – Install high perimeter/containment fencing. This option involves the construction of a total fencing solution to address the risk, which was quoted at $6 million in February 2020. It should be noted that no external funding support is not available for containment fencing, resulting in the full cost of this option being the responsibility of Council.

Option Three – Course re-design retaining a traditional mix of Par 3 and Par 4 holes, miniature golf facilities and renewal of the short game practise area (recommended). Officers recommended option details a course re-design that retains a traditional mix of Par 3 and Par 4 holes,

construction of miniature golf facilities and re-development of the short game practise facility, is estimated at a cost of $6.75 million.

There is currently $1.5 million allocated in Council's 2020/21 (renewal) budget assigned to address to risk issues associated with operations. Subject to a Council decision, this funding could be allocated to commence works on Councils preferred option and/or carried forward into 2021/22 to enable works in 2021/22.

There is potential to explore external funding for a course re-design, construction of miniature golf and renewal of the short game area through the Sport and Recreation Victoria's COVID-19 Community Sports Infrastructure grants, which is available for projects up to $10 million, that can commence within six months, which have at minimum 10% of the project funds already allocated and that supports community participation and accessibility goals; this funding opportunity aligns best with the option recommended by officers.

Officer are presenting a report to Council on 16 February 2021, seeking endorsement to apply to grant funding through this program, estimated to total approximately $5.2 million in grant support

PROPOSAL

That Council:

(a) thank members of the community, members of the Burnley Golf Club and the Burnley Women's Golf Club, and Yarra Leisure Members for their participation and input through the consultation process and notes the findings of the Burnley Golf Course Consultation Report;

(b) acknowledge:

  (i) the risk of golf balls being hit beyond the Burnley Golf Course boundary, causing significant risk to the community;

  (ii) that previous efforts to manage this risk have not been wholly effective, and balls continue to be hit beyond the course; and

  (iii) the ongoing liability to Council as a result of the residual risk; and

(c) progress the Burnley Golf Course re-design and diversification project via an application for external grant funding from Sport and Recreation Victoria's COVID-19 Community Sport Infrastructure grants program, with Officers to present back to Council following advice on the outcome of the grant application (expected to be in May 2021).

:12.5 Burnley Golf Course - Community Consultation and Risk Mitigation

Reference	D21/5815
Author	James Pratt - Recreation and Leisure Services
Authoriser	Director City Works and Assets

Purpose

1. To report the findings of the Burnley Golf Course (BGC) community consultation process.
2. To present detailed options that attend to the significant operational risk associated with the course and address the future needs and direction of BGC in alignment with Councils Participation, Health and Wellbeing and Environmental/Sustainability objectives as outlined in the Council Plan.
3. To seek a decision on the preferred option to address the identified risk.

Critical analysis

History and background

4. BGC is a significant and iconic community asset within the City of Yarra. It is part of the facilities and services owned and operated by Yarra Leisure. BGC is extremely well used by industry standards, attracting approximately 40,000 annual visits, a diverse range of users, two affiliated clubs (Burnley Women's Golf Club and the Burnley Golf Club) and a high level of customer satisfaction.
5. BGC is on Crown Land, managed by the City of Yarra under Committee of Management arrangements. The City of Yarra is responsible for the management, maintenance, capital works and future planning for the facility.
6. Average annual utilisation suggests that 25% of casual users at BGC are Yarra residents and 55% of Yarra Leisure Members who frequent the golf course are Yarra residents.
7. Social golf participation is on the rise in Victoria and Australia. Access to public golf courses and facilities is an important ingredient to supporting the rise in casual social golf participation. Consequently, there is the need to present options to provide for the future golf demands and community expectations of Yarra's projected population of 157,607 by 2041.
8. The need to develop options for BGC has been a high priority due to the ongoing risks associated with balls being hit outside the course boundary. The current design is being seriously challenged with significant boundary encroachment issues.
9. The course is surrounded by major high traffic roads (Madden Grove and the Monash Freeway) and golf ball related incidents have been persistently reported at the BGC historically, dating back to 2007, as a result of the extension of the Monash Freeway, and due to the improvements in golf ball and club technology.
10. Between 2007 and 2019, there were a total of 70 golf ball incidents reported (47 on Madden Grove and 23 on Monash Freeway). There have been eight golf ball related incidents reported in 2020, despite course closures for a portion of the year, due to the COVID-19 pandemic. These numbers are unlikely to represent the full extent of the issue, as not every instance of a ball being hit beyond the course boundary is reported to Council; by way of example, Transurban reported collecting as many as 39 balls in one week from their road during 2019.
11. On 4 February 2020, Council were presented with a report on the risks and options to mitigate these risks including exploring strategic options to promote participation and

generate an all-inclusive customer experience, to ensure the future growth and prosperity of BGC.

12. Council resolved to release this information to the community for consultation for a four-week period, with findings to be presented back to Council, inclusive of recommendations to mitigate the risk of operations.

13. Due to the COVID-19 pandemic, the consultation process was extended to six weeks and concluded on May 1, 2020.

14. **Appendix 1 – Burnley Golf Course Community Consultation**, comprehensively outlines the community consultation process, a detailed analysis of each element presented to the community and summary of the responses and findings.

15. There is potential to explore external funding for the redevelopment of the BGC through the Sport and Recreation Victoria's COVID-19 Community Sport Infrastructure Grants Program. In April 2020, Officers submitted an application to an early round of this grant program to support a re-design and diversification of the BGC, which was unsuccessful. It should be noted that a new round of funding has been made available, by invitation only, that may be applicable to one of the options detailed in this report and would potentially fund 90% of the estimated costs for this option.

Community and stakeholder engagement

16. Following a Council resolution, Officers conducted a six-week consultation process via the 'yoursayyarra.com.au' website and through virtual community consultation meetings with key stakeholders. This consultation presented context and information related to the identified risk issues and asked for feedback on possible features within any risk mitigation or diversification approaches. The consultation was supported by onsite signage at BGC and Council facilities, targeted email and postcard campaigns and Council's social media platforms.

17. A high-level demographics summary of the contributions received are as follows;

    (a) There were 1400 visits to the 'yoursayyarra.com.au' survey site, 455 responses to the consultation survey, seven (7) submissions received and three (3) consultation meetings held with Burnley Women's Golf Club, the Burnley Golf Club and staff of BGC;

    (b) The largest representation of survey contributions came from those with an association to the golf course including Yarra Leisure members, Golf Club Members and casual fee-paying user groups;

    (c) 38% of total surveys were received from Yarra post codes;

    (d) 61% of total survey responses came from the 45+ age brackets, with 20% of all survey participants in the 66-75 age bracket; and

    (e) The majority of survey respondents were male (62%).

18. It can be concluded that the mix of respondents was broad and represented responses from participants with association to BGC in some form, those without any current connection to BGC and a mix of Yarra and non-Yarra residents.

19. The level of support for various elements within the consultation survey demonstrated that community priority was most aligned with a total high fencing solution (81% supportive), followed by an upgrade to the pavilion (65% supportive), and followed by a course re-design option that maintains a nine-hole Par 3 and Par 4 layout with limited and strategic high fencing treatments (56%).

20. The element of an upgraded pavilion received support across all categories of respondent (overall support rating of 65%). It should be noted however, that across the various

categories of respondent, 20% were, “Unsure”, which would necessitate further investigation being undertaken on this option. A pavilion upgrade should be considered optional for Council and is it is not necessary to make any decision in relation to whether to pursue this as an option at this point, as it is not relevant to managing the current risks at the course.

21. The consultation highlighted there were very low levels of support for any re-design option that would reduce BGC to a nine-hole, Par 3 layout that did not require high fencing treatments (overall 71% of respondents were not supportive). The highest levels of support for a nine-hole, Par 3 layout came from those with no current connection to BGC (23%).

22. The re-design option that would retain a mix of Par 3 and Par 4 holes and require limited use of high fencing treatments received high levels of support at 56%, which was consistent across the various categories of respondents.

23. The miniature golf element presented within the redesign option was not well supported through responses as part of the consultation, however this element appears to have been misinterpreted by regular course users and Yarra Leisure members. The majority assumed that the miniature golf course would impede on the golf course proper; that would not be the case (i.e. the feature is proposed to be constructed on an area of the site that is separable to the layout of the golf course). The majority also assumed the design of the miniature golf course would be extravagant and/or garish; officers view is that would not be the case (i.e. the proposed miniature golf course would be a scaled down golf course rather than a novelty attraction). Consequently, the miniature golf feature achieved overall support of 27%, with an additional 18% of respondents “unsure”.

24. The highest level of support for miniature golf came respondents with no current connection to the course (38%) and the lowest levels of support came from Yarra Leisure Members (21%). Some examples of specific feedback received through the consultation included;

    (a) “A mini golf facility is expensive and will take valuable space used for real golf. Please don't put money ahead of your community”;

    (b) “Not sure I’d use it, but could be beneficial for people with kids”; and

    (c) “I'm not against mini golf per but do not want it compromising the real game.”

25. The intent and impact of the proposed short game element may not have been well understood by some respondents with regards to its scope (the proposal seeks to upgrade the existing short game facilities) and activation (used for golf lessons and practice) purposes, with 112 of the 455 responses received listed as, “Unsure” or left blank. Of interest, was the high level of support for this element from those with no direct current connection to BGC at 43%.

26. The “bushwalk” element received mixed feedback from the current users of BGC, however, the concept garnered the most support from the broader community who do not currently visit or use the course (47% positive response). The overall support for this feature returned at 33%. It should be noted that Officers incorporated this element into a Par 3 course re-design option because space would have been created as a direct result of reducing the course layout. However, given the overwhelming feedback to retain a Par 3 and Par 4 layout, there would not be enough space to create any “bushwalk” element if a Par 3 and 4 course is to be retained.

27. There was a total of seven submissions received, the details of which are contained within **Appendix 1 - Burnley Golf Course Community Consultation**. All submissions received supported either a total fencing solution or course re-design suggestions that retained a traditional mix of Par 3 and Par 4 layout.

28. Submissions collated during community consultation did not differ from those options presented to the community insofar as all submissions were either endorsements of a full containment fencing treatment or concept drawings of a course re-development that retains a traditional nine-hole course layout with Par 3 and Par 4 holes.

29. Committees from both Burnley Women's Golf Club and Burnley Golf Club were engaged in the process including attending one-on-one meetings and feedback sessions. It should be noted that Burnley Women's Golf Club has 57 members, approximately 30% of which are Yarra Residents and Burnley Golf Club has 105 members, approximately 25% of which are Yarra Residents.

30. Key City of Yarra and Yarra Leisure staff were engaged in the process and have had an opportunity to discuss challenges, issues and ideas which has supported the development of the recommendations being presented.

Discussion

31. Golf ball related incidents have been persistently reported at the BGC, dating back to 2007, as a result of the extension of the Monash Freeway, and due to the improvements in golf ball and club technology. The layout, playing directions and proximity to the existing perimeter fencing are all key factors contributing to this risk issue. In addition, the growth in annual participation rates over the past 15 years at BGC has been significant, with visitation now consistently exceeding 40,000 visits as opposed to the 33,000 visits achieved in 2007.

32. Efforts have been made in recent years to mitigate these risks, including through course re-design, such as tee and green relocations, hole redesign, installation of fencing, strategic plantings and other course modifications. None of these have been effective in eliminating the risk of balls being hit beyond the course boundary.

33. The community preference toward a high fencing treatment option is clear and whilst this will ensure the course remains unchanged and addresses the risk issues, it comes at a significant cost and does not serve to broaden the appeal of the course, nor do anything to expand participation and diversity beyond those currently utilising the course.

34. A design option was detailed within the consultation that would eliminate the requirement for high fencing treatments, through a re-design of the golf course to a Par 3 layout. Whilst this option would reduce costs associated with mitigating the risk, support for this concept from the community was limited, with 71% of respondents non-supportive. As a result, this design option has not been included for consideration.

35. Officers have identified options to mitigate the risks below, based upon community consultation, as well as exploring growth in participation, increased diversity of participation and future needs for Yarra's growing municipality.

36. External funding via SRV grants may be available to options that manage the risk, but also increase participation.

Options

37. Status quo and accept the current risk (not recommended):

    (a) Officers do not recommend this option as it presents a serious and unacceptable risk to members of the community, and by extension to Council, as the body responsible for management of BGC; and

    (b) It should be noted that key external stakeholders (DELWP, VicRoads and Transurban) have made consistent and repeated enquiries about Council's management of the course in relation to these risks.

38. Install large containment/perimeter fencing:

    (a) Community consultation demonstrates clear support for a high containment fencing solution, with 81% off all respondents supporting this option;

    (b) Consensus from the community, demonstrated through the consultation report, is that a traditional golf course must be retained (mix of Par 3 and Par 4 holes) and in order to achieve this, a high fencing treatment is the best option. Costings and designs obtained for a total fencing solution in February 2020 require 725 lineal metres of fencing erected to a height of 30m and intricate engineering and geotechnical works, costing in the order of $6 million. The construction of such high fencing treatment (if approved)

would be expected to be conducted over a two-week period that would require the course to close. This option, following a very short disruption period, would ensure that current operations, users and stakeholders could continue to use the facility with no other changes to the business model, course design or infrastructure;

(c) This option includes no opportunity for diversification or connection to Council's wider participation and accessibility strategies, including helping to strengthen social connections, supporting local economies and improving health outcomes;

(d) Additionally, it should be noted that external grant funding is not available for the provision of fencing, nor is funding support available from DELWP, VicRoads or Transurban; and

(e) Consequently, Officers believe that the option to erect a high fencing treatment and effectively make no further change to the business model, addresses the risk matter only, but is a high cost to Council and fails to position BGC for future success from a fiscal, competitive or scalability perspective; nor does it address participation and diversity goals. On that basis, this is not Officers' recommended option.

39. Course re-design to provide a nine-hole, Par 3 and 4 golf course layout with limited high fencing treatments and miniature golf and short game facilities (recommended option):

(a) Re-design the golf course retaining a traditional mix of Par 3 and Par 4 holes with strategic, limited containment fencing, construct a miniature golf facility and upgrade the short game practise area. A design concept of this is provided as **Appendix 2 – BGC Re-design and Diversification**;

(b) This option would ensure the safety of operations, as well as introduce new diversified facilities to BGC that would create the opportunity to increase participation in a significant way and better align with wider council strategy. The realisation of a course re-design, miniature golf facility and renewed short game practise facility would be expected to drive participation into new segments of the community that are not currently attracted to the traditional golf course function;

(c) The community consultation report suggests 56% of respondents supported the concept of a course re-design to mitigate the risk, providing that the traditional mix of Par 3 and Par 4 holes were retained;

(d) The inclusion of a miniature golf feature within this option should be considered separable to the risk mitigation element, but is included as an opportunity for facility diversification and potential positive impact on participation objectives. Industry research has indicated that the addition of such facilities at comparable venues to BGC has attracted meaningful increases in visitation rates from new and diverse user groups such as juniors, families and females. Case study examples have been provided in **Appendix 3 – Miniature Golf Creations Report**;

(e) Whilst the community consultation demonstrated an overall non-supportive response for miniature golf at 55%, Officers believe the opportunity to incorporate a facility of this nature that has precedence within the industry to increase participation in a meaningful and significant way should be considered as part of any re-design concept and plans for future success from a fiscal, competitive or scalability perspective for golf in Yarra;

(f) It should be noted that the inclusion of a miniature golf facility would not impede users of the golf course proper, as this feature would be constructed on an area of the site that is separable to the layout of the golf course;

(g) BGC currently offers short game facilities. The proposal would see an upgrade and renovation of these facilities. The short game facility renewal listed within this option is designed to complement the overarching vision of a facility with traditional golf and miniature golf. The short game facility would provide opportunity to develop a pathway to participation, acting as an intermediate step for participants to progress from miniature golf to the traditional game, as well as practise facilities for traditional golfers;

(h) It should be noted that a course re-design would necessitate the closure of the course and thereby impose disruptions to course users throughout the construction phase, estimated to be up to six months;

(i) Unlike the high fencing treatment option, external grant funding may be available to support a re-design and diversification of the golf course via Sport and Recreation Victoria's Community Sport Infrastructure Stimulus Package. This is the subject of another paper being presented to Council for consideration (at the Council meeting on 16 February 2021); and

(j) Due to the complexity of this option and relevance of each element in addressing the risk issue, Council could consider either of the following;

(i) Address the risk issue through a golf course re-design that retains a mix of Par 3 and Par 4 holes and utilises minimal strategically placed high fencing treatments (approximately an 80% of reduction of the high fencing solution); OR

(ii) Address the risk issue through a golf course re-design that retains a mix of Par 3 and Par 4 holes and utilises minimal strategically placed high fencing treatments and construct a miniature golf facility and renew the existing short course facilities to drive participation and attract more diverse visitation to the facility.

(k) Either of the options outlined above, could be eligible to be funded up to 90% of the project via the Sport and Recreation Victoria's Community Sports Infrastructure Stimulus Package (excluding costs associated with high fencing treatments), however, it should be noted that whilst funding can be applied for in the re-design and construction of the golf course only (i.e. Option (i) above), Sport and Recreation Victoria (SRV) have indicated that the application would not be viewed as favourably as the course redesign with the miniature golf and short course facilities (i.e. Option (ii) above), as it would not satisfy the objective and criteria of the grant program related to participation and diversity as effectively; and

(l) On that basis, Officers advice would be that an application for Option (ii) above – being a golf course re-design that retains a nine hole, traditional mix of Par 3 and Par 4 golf layout that utilises minimal strategically placed high fencing treatments and construct a miniature golf facility and renew the existing short course facilities, would be the best chance of success.

Policy analysis

Alignment to Council Plan

40. The BGC concept plan contributes to the delivery of numerous Council strategies as outlined below:

(a) Council Plan 2017 – 2021:

(i) Strategy 1.2 – Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing;

(ii) Strategy 1.6 – Promote a gender equitable, safe and respectful community;

(iii) Strategy 1.8 – Provide opportunities for people to be involved in and connect with their community;

(iv) Strategy 2.1 – Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community; and

(v) Strategy 2.5 – Supports community initiates that promote diversity and inclusion.

Climate emergency and sustainability implications

41. Environmental sustainability is an important factor for the ongoing operations and future investment at BGC. Any options presented, including any course re-design option, or pavilion construction, would be aligned with Yarra sustainability best practice.

42. Any changes to the golf course including high fencing treatments would be cognisant of existing mature trees and sympathetic to the environmental context.

Community and social implications

43. The BGC is universally accessible and supports community members in being physically active and socially connected.

44. The *Sport Australia Golf State of Play Report* (2019) illustrates that across all categories and segments of users and potential users that, “Fun/Enjoyment” and “Social Reasons” are the key drivers of participation in golf. Consequently, the future development of BGC takes into consideration the importance of community needs including well-being, health and socialisation, and these have informed the recommendations on what components are required to facilitate greater levels of participation and why a feature such as miniature golf has been included as option.

45. As depicted in the *Australian Golf Industry Council Industry Research Study* (2015) there is a significant percentage of those who participate in golf (11%) that are classified as, “Alternate users” who are attracted to diversified offerings. Further, the Australian Golf Industry Council Community Impacts Study (2015) demonstrated the measurable positive impacts on participation, retention and commercial growth of a range of facilities that have diversified their offering to include multiple facilities to support a traditional golf experience.

46. The options presented have varying impacts and outcomes associated to growth in participation. The option to erect a total fencing solution will resolve risk issues, however due to no further adjustment being made to the business model, will not provide a meaningful impact on Councils accessibility, and participation objectives. Visitation to the site has grown marginally over recent years (>5%) and whilst the average 40,000 visitations to the course is significant, the option to re-design and diversify the facility is forecast to see an additional 30,000 visitations per year. The miniature golf facility, short game area and course re-design would be expected to attract new segments of the community to participate. It is these new segments of visitors attracted to diversified options that will ensure BGC is both viable and relevant for the long term.

47. The introduction of diversified facilities such as an improved short game facility and miniature golf speak directly to the key drivers of participation and have a precedence for success in a range of locations across Australia. Research highlights the significant increases in visitations as a result of including a miniature golf element/offering in the mix. When considering this performance against BGC’s existing 40,000 annual visitations, the course could potentially see an increase of 80% in visitations per annum from the inclusion of miniature golf alone.

48. Officers recommended option of a course re-design that retains a traditional mix of Par 3 and Par 4 holes does not change the nature of the course and would allow current users, clubs and stakeholders to continue using the course as per current arrangements including being able to be officially rated for both genders and offer handicap golf competitions. In addition, the re-design would provide opportunity to include new and exciting features for an improved customer experience.

Economic development implications

49. The BGC currently enjoys over 40,000 visitations per annum and a high level of customer satisfaction. BGC is part of the Yarra Leisure service, which contributes significantly to the local economy through job creation and facility visitation.

50. Independent research and advice provided by golf industry experts indicates that a re-design option that includes the introduction of a miniature golf facility would result in significant increases in site visitation.

51. Independent research and advice provided by golf industry experts and designers confirms the inclusion of a miniature golf course element within a total golf offering would result in a measurable positive impact on visitation by introducing a broader range of users to golf, and therefore, increased participation, as well as a positive fiscal outcome. **Appendix 3 –**

Miniature Golf Creations Report provides some useful examples of Mini golf facilities and their performance elsewhere.

Human rights and gender equity implications

52. There are no known human rights implications identified as a result of this report.

53. As noted in the *Sport Australia State of Play Report* (2019) the gender breakdown of golf in Australia is 81% male and 19% female. BGC is regarded as a welcoming environment for female participation with a thriving Women's Golf Club affiliated with the course that has demonstrated growth in their member base. In addition, member analysis shows 28% female utilisation of BGC.

54. All options continue the accessible and welcoming culture currently experienced at BGC. However, the option to re-design and diversify the facility will enable further reach into the community to attract new segments including juniors, families and females, whose motivations to visit the course often do not align with a traditional golf course offering.

Operational analysis

Financial and resource impacts

55. In terms of the current known options:

    (a) **Status quo and accept the current risk (not recommended)** - There is no immediate financial implication in taking a 'do nothing' approach, however, there is significant risk in taking this approach, and the financial implications for such an approach, whilst unknowable, could be significant in the event of a serious incident, due to Council's potential liability;

    (b) Whilst DELWP, as the owner of the land, are currently responsible for any insurance claims, they have indicated that they do not believe the current risk status is acceptable and are seeking Council take action to reduce this risk as soon as possible;

    (c) Transurban has also indicated that any incidents such as accidents as a result of golf balls hitting vehicles that lead to the closure of the Monash Freeway and/or Tunnel may result in Transurban seeking to recoup costs from Council (which could potentially be in the $millions under the terms of their concession (contract) arrangement with the State Government);

    (d) **Install large containment/perimeter fencing** - A quotation received in February 2020 for the construction of a total fencing solution was $6 million. This cost is significant due to the lineal meterage required (725 lineal metres) and intricate engineering and geotechnical works required. It should be noted that external funding support is not available for containment fencing, resulting in the full cost of this option being the responsibility of Council; and

    (e) **Course re-design to provide a nine hole, Par 3 and Par 4 golf course layout with limited high fencing treatments and miniature golf and short game facilities (recommended option)** – With significant investment likely to be required at BGC to address the risk issue, an opportunity presents to consider the long term usage of the site and its role and capacity in making a positive contribution to the City of Yarra's participation goals. There are variables within this option however, as not all elements are strictly relevant to risk issues that need to be addressed, meaning some elements are discretionary and could be considered separably;

        (i) A course re-design that retains a traditional mix of Par 3 and Par 4 holes, miniature golf facilities and re-developed short game practise facility is estimated at a cost of $6.75 million, with quotations received in June 2020. This option requires minimal use of strategically placed high fencing treatments. By redesigning the golf course and utilising high fencing only in strategic positions, there would be an approximate 80% reduction in the need for high fencing. Consequently, the total projected cost for this recommended option presents greater value and community benefit instead of the substantial investment that

would be required with a high fencing treatment alone. External grant funding opportunities are also available for projects of this nature (up to 90% of project costs), due to the significant positive impact on participation. This option addresses the operational risk for the course, as well as Council's participation and diversity objectives;

(ii) Quotations and designs received for the construction of a miniature golf facility in June 2020 indicated a cost in the order of $1.2 million, dependant on the scope of design. The inclusion of a miniature golf course is separable to the risk issue and is largely focussed on progressing Councils participation and diversity objectives, however, it should be noted that whilst grant funding is currently available and can be sought to undertake the re-design and construction of the golf course only (i.e. without miniature golf and upgraded short course facilities), SRV as the grant provider has indicated that the application for grant funding for this project would not be viewed as favourably without this element, as it would not fully satisfy the objective and criteria of the grant program related to participation and diversity; and

(iii) A Pavilion upgrade at BGC was received positively throughout the consultation process, however, can be considered in isolation from actions required to address the risk. Planning, design and quotation have not been conducted at this stage, with this feature being discretionary for Council and could be deferred to a later stage. Cost estimates for a new pavilion would be influenced by the scope, location and design of any such facility and as such, no cost estimate is able to be provided at this stage – but could be provided following further investigation and confirmation of a desire to investigate this.

56. Independent research and advice provided by golf industry experts and designers confirms a measurable positive impact on both participation/visitation and finance with the inclusion of a miniature golf course element within a total golf offering.

57. Examples provided to Council via **Appendix 3 – Miniature Golf Creation Report** – demonstrate Toowoomba Golf Club achieving 36,000 visitations in year one of operations, The Vines Golf Club achieving an average of 32,000 visitations annually and Wembley Golf Club achieving over $1 million revenue annually.

58. The proposed redevelopment could potentially be staged – the first stage addressing the risk issues through a re-design of the golf course and erection of minimal high fencing treatments, estimated to result in a six month closure, followed by the construction of the miniature golf feature which would take an estimated three months and provide no disruption to the golf course. This is the staging approach Officers would recommend.

59. The last stage of this project (if desired and affordable) could be the provision of a new pavilion, which is separable and somewhat discretionary, and could be delivered as a final phase of the development to enable funding and delivery over several financial years.

60. It is envisaged that in addition to servicing the operational needs of BGC patrons, a pavilion could play host to numerous activations including community events/meetings, wedding and birthday and event celebrations, and (subject to Council approval) might lend itself to commercial activities such as major event receptions, corporate functions and conferences, hospitality, dining and café operations, virtual golf and associated operations.

61. Officers currently developing the Strategic Plan for the BGC, whilst still in draft phase, have identified the need for diversified facilities and improved linkages to the community, which can be achieved through the proposed re-design option that includes the addition of miniature golf and improved short game facilities.

62. There is currently $1.5 million allocated in Council's 2020/21 (renewal) budget assigned to address to risk issues associated with operations. Subject to a Council decision, this funding could be allocated to commence works on Councils preferred option and/or carried forward into 2021/22 to enable works in 2021/22.

Sport and Recreation Victoria (SRV) - State Government Community Sports Infrastructure COVID-19 Stimulus grant funding

63. SRV have recently announced the second round of State Government Community Sports Infrastructure COVID-19 Stimulus grant funding opportunities.

64. Applications for the second round of funding are via invitation only for specific projects that are in alignment with the objectives of the program. These projects have been nominated by SRV based upon the unsuccessful grant applications from the first round of grants offered in April 2020. The Burnley Golf Course Re-design and Diversification project has been selected for second round application via written invitation from SRV.

65. There is potential to explore external funding for the redevelopment of the BGC through the Sport and Recreation Victoria's COVID-19 Community Sports Infrastructure grants, which is available for projects up to $10 million, that can commence within six months, that have at minimum 10% of the project funds already allocated and supports community participation and accessibility goals, which aligns with the recommended option. There is an opportunity through this program to seek approximately $5.2 million in grant support for the recommended proposal.

66. The aforementioned grant funding available is not applicable to any high fencing treatment, must demonstrate positive impacts on participation growth and in addition requires a council commitment of funds equal to 10% of the project cost, requiring the $1.5 million currently in the 2020/21 budget to support this application.

67. An application for funding to support a course re-design and short game facility renewal that does not include a miniature golf facility could be made, however SRV have indicated that this option would not be viewed favourably as it does not meet the participation and diversity objectives of the program as effectively.

Legal Implications

68. Council form the Committee of Management for the site (crown land) on behalf of DELWP and are therefore responsible for operations conducted on the site.

69. The potential implications of the identified golf ball risk issue are catastrophic and therefore represent a major legal risk to Council.

70. Each individual golf ball incident recorded has potential to be significant. Historical data related golf ball incidents show a total of 70 separate incidents between 2007 and 2019 and an additional 8 incidents recorded in 2020. Many more balls (as many as 39 in one week) have been collected on the roads and reported to Council, indicating this is a regular occurrence and a significant risk.

Conclusion

71. The BGC is a significant community asset within the City of Yarra.

72. The BGC currently enjoys approximately 40,000 visitations per annum and a high level of customer satisfaction.

73. BGC for many years now has sought to manage the risk of wayward golf balls, including through multiple course redesigns and installation of some fencing treatments; this has not been effective, and due to the ongoing risk, the most recent investigations and options have included installation of a very high perimeter fence, which has most recently been costed (in 2020) at approximately $6 million.

74. The BGC Community Consultation findings demonstrate support for a high fencing treatment option. This option would address the identified risk factors associated with the course and involve minimal disruptions to course users, however, fails to meaningfully impact on Councils wider participation, and health and wellbeing objectives. Further, Council would be required to pay the full costs of any fencing installation, as no external grant funding is available for the provision of fencing, nor is funding support available from DELWP, VicRoads or Transurban.

75. Community consultation demonstrates support for retaining a traditional golf course with a mix of Par 3 and Par 4 holes, the construction of a new pavilion and indicates a desire for diversified golf offerings. The inclusion of such elements as a miniature golf and new pavilion are separable to actions required to address the risk issue and are discretionary; however, there is an opportunity through the State Government funding available via SRV to fund an approach which both manages the risks at BGC and expands the service offering.

76. Officer's recommendations to re-develop the golf course, retaining a traditional mix of Par 3 and Par 4 holes with strategic, limited containment fencing, construct a miniature golf facility and upgrade the short game practise area better align and connect to Council's wider participation and accessibility strategies including helping to strengthen social connections, supporting local economies, improving health outcomes and would appear to present greater value and community benefit instead of the substantial investment that would be required with a high fencing treatment alone. Further, should Council approve this option, there is an opportunity to apply for grant funding for the project.

77. This re-design option, however, contains elements that address the risk issue as well as elements that are somewhat discretionary. A re-design of the golf course and the installation of limited fencing would address the ongoing safety concerns and could be considered separately to options to introduce new diversified facilities such as miniature golf, which are included as options to drive participation and access to BGC from a wider audience within Yarra and the broader community, resulting in a more meaningful spend of council resources in comparison to a fencing treatment alone.

78. The proposed redevelopment could potentially be staged – the first stage addressing the risk issues through a re-design of the golf course and erection of minimal high fencing treatments, estimated to result in a six month closure, followed by the construction of the miniature golf feature which would take an estimated three months and provide no disruption to the golf course. This is the staging approach officers would recommend.

79. The last stage of this project could be the provision of a new pavilion (if desired and affordable), which is separable and somewhat discretionary, and could be delivered as a final phase of the development to enable funding and delivery over several financial years.

80. Research and independent industry experts, including from the Australian Golf Industry Council, report that the proposed BGC redesign, would be likely to increase visitation and drive access and relevance to BGC from a wider community, whilst addressing the ongoing safety concerns.

81. The current development of the BGC Strategic Plan, whilst still within a draft phase, has identified the need to diversify facility offerings and improve linkage to the community as key factors to growth in visitation and relevance to the community.

82. There is potential to explore external funding for the redevelopment of the BGC through the SRV's COVID-19 Community Sports Infrastructure Grant program's second round bidding process, which is available for selected projects (BGC has been selected) up to $10 million, that can commence within six months, that have at minimum 10% of the project funds already allocated and supports community participation and accessibility goals, which aligns with the recommended option.

83. Should approval be granted, Officers propose to make an application for funding through this Grant program to support the recommended redevelopment option in March 2021 with outcomes of such application to be received in May 2021.

84. Council could await the outcome of this grant application prior to determining how to proceed to manage the risks at BGC, noting however that the risk remains in the meantime.

Recommendation

1. That Council:

   (a) thank members of the community, members of the Burnley Golf Club and the Burnley Women's Golf Club, and Yarra Leisure Members for their participation and input through the consultation process and notes the findings of the Burnley Golf Course Consultation Report;

   (b) acknowledge:

      (i) the risk of golf balls being hit beyond the Burnley Golf Course boundary, causing significant risk to the community;

      (ii) that previous efforts to manage this risk have not been wholly effective, and balls continue to be hit beyond the course; and

      (iii) the ongoing liability to Council as a result of the residual risk; and

   (c) progress the Burnley Golf Course re-design and diversification project via an application for external grant funding from Sport and Recreation Victoria's COVID-19 Community Sport Infrastructure grants program, with Officers to present back to Council following advice on the outcome of the grant application (expected to be in May 2021).

Attachments

1⇩ BGC Consultation Report

2⇩ BGC Re-Design and Diversification

3⇩ Miniature Golf Creations Report

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Purpose

To ensure the planning and investment in Burnley Golf Course addresses the immediate safety issues regarding current operations and progresses the facilities overarching strategic usage goals in line with community needs, expectations and priorities.

Stages and Influence

External Stage 1	External Stage 2
Understanding Community Priorities	*Community feedback on detailed options (as required)*

External Stage 1 Engagement Objectives

- The community understand the engagement purpose, scope, process (stages) and the level on influence in each stage
- The community are able to engage meaningfully as they are informed of the cost benefit analysis options and public risk responsibilities
- Transparency is ensured through provision of balanced and objective information
- The engagement is representative of those directly impacted or interested, including golf course users, affiliated clubs, Yarra Leisure members, adjoining institutions and relevant external public authorities.
- The engagement is representative of broader community voices including Yarra rate payers, local schools and biodiversity groups.
- The community are informed of the criteria that will guide decision making, the key elements of all options, indicative costs and long term planning considerations.

What did we do?

The consultation process was extensive and promoted via multiple channels per the below summary;

Communication Channel	Stakeholders
Virtual Community Consultation Meetings	
Community Consultation Meeting (Conducted Virtually due to COVID – 19 Restrictions)	- Burnley Golf Club, Wednesday 25th March 2020 5.30pm - Women's Burnley Golf Club, Wednesday 25th March 4.30pm (Meeting minutes attached as Appendices)
"Your Say Yarra" Website	
A detailed landing page on the website with background information on a range of facility options including a summary of the facility history and current operations	All stakeholders including regular course users and the broader community. The page received 1400 visitations.

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

An extensive feedback Survey to prioritise the options proposed and provide submissions for consideration	All stakeholders including regular course users and the broader community. 455 Surveys were returned via the "Your Say Yarra" site.
A Q&A forum to provide further avenue for response and feedback, added in replacement of the availability of in person drop in sessions due to COVID-19.	All stakeholders including regular course users and the broader community
Signage	
Onsite signage at Burnley Golf Course entrance, Pro Shop and walking track perimeter of the course	Course users and cycling /walking track users
Targeted Email	
Burnley Golf Course Consultation email to Burnley Golf Course regular user database	Yarra Leisure members, Golf Club Members and casual fee paying users – 19th March 2020 2997 Emails distributed 42.6 % Open rate 20.19% Click through (to Your Say Yarra)
City of Yarra direct email campaign	Broader community stakeholders including heritage, environment, locals businesses and schools.
News Articles	
Three separate "Yarra Life" e-news articles	The broader community and course users (over 10,000 followers)
Yarra Leisure News item for Burnley Golf Course Consultation	All Yarra Leisure Members Featured news item in Yarra Leisure news resulted in 96 click throughs to the survey site.
Social Media	
Yarra Leisure Facebook	Broader community, leisure members and course users **Post 1 – 27th March 2020** 2 likes 0 comments 0 shares / re-posts **Post 2 – 24th April 2020** 3 likes 0 comments 0 shares / re-posts
Burnley Golf Course Facebook	Broader community, leisure members and course users **Post 1 – 27th March 2020** 34 likes 15 comments 2 shares / re-posts **Post 2 – 24th April 2020** 15 likes 13 comments 3 shares / re-posts

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Yarra Leisure Instagram	Broader community, leisure members and course users **Post 1 – 17th March 2020** 22 likes 0 comments 2 shares / re-posts **Post 2 – 24th April 2020** 17 likes 0 comments 0 shares / re-posts
Internal Staff Consultative Sessions	
Burnley Golf Course Staff	Friday 22nd May Minutes attached as Appendix 4 – BGC Staff Consultation

Due to the restrictions resulting from the COVID-19 pandemic and the temporary closure of the Burnley Golf Course and Leisure Centres more broadly, the consultation process was extended for a 2 week period and officially concluded on Friday May 1st 2020.

An additional measure was put in place via the inclusion of a Q&A forum on the "Your Say Yarra" platform to provide public questions and responses.

What did we ask?

Participants were asked, on a Likert scale, to rate their response to a series of options including;

- A total fencing solution to address the safety issue
- Inclusion of a Short Game facility
- Inclusion of a mini golf facility
- An upgraded pavilion
- Inclusion of a bushwalk feature
- A re-design of the course to address safety issues with some fencing but maintaining a mix of Par 3 and Par 4 holes
- A re-design of the course to a par 3 course requiring no fencing

Attachment 1 - BGC Consultation Report

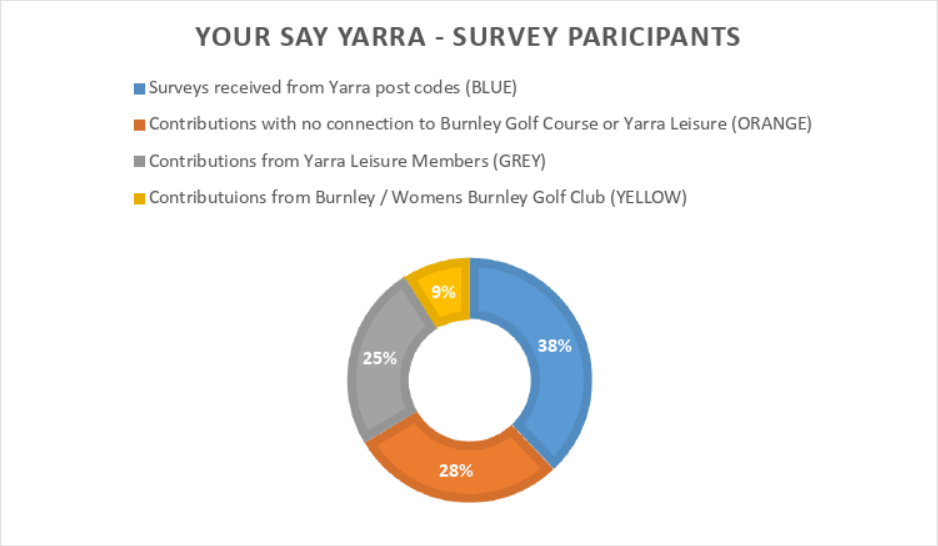
Burnley Golf Course

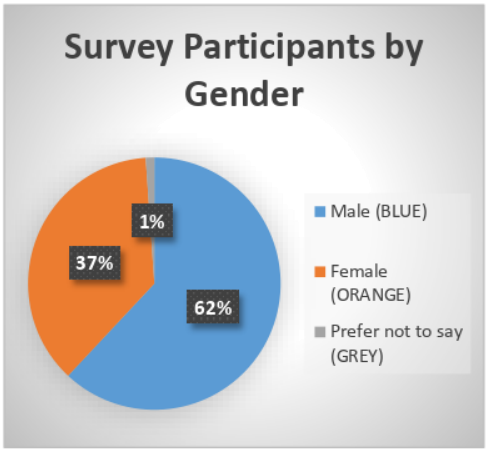
Community Engagement Report

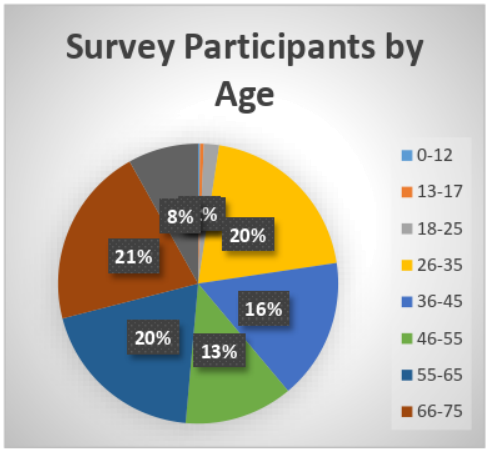
Who did we hear from?

The consultation process was extensive and as a result we received feedback and submissions from a variety of parties as illustrated below.

In total, there were 1400 visits to the Your Say Yarra site resulting in total of 455 survey contributions, comprised of the below demographics;







Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

High Level Data Summary

- Total Survey contributions were 455 (of the 1400 Survey site visits)
- The largest representation of participants came from those with an association to the golf course including Yarra Leisure members, Golf Club Members and casual fee paying user groups.
- There were 198 total participants with no current connection to the golf course and of this, 84% were residents within the City of Yarra.
- 61% of Survey responses came from the 45+ age brackets and 20% of all Survey participants were within the 66-75 age bracket
- The majority of Survey respondents were male (62%)

What did we hear?

We have provided analysed responses to each option below in order of most supported to least supported.

A general summary of the survey responses has been provided below;

- The top three areas of support (in order):
  1. Full fencing option to address the safety issue
  2. An upgraded Pavilion facility
  3. A combination of fencing and re-designed course that retains a mix of par 3 and par 4 holes to address the safety issue

- Responses from Yarra postcodes showed the same or close to the same support as above and in the same support order

- Yarra residents without a connection to the course showed some change in priorities, listed in order below
  1. A combination of fencing and re-designed course that retains a mix of par 3 and par 4 holes to address the safety issue
  2. Fencing to address the safety issue
  3. An upgraded Clubhouse facility

- There were much higher support levels from the broader community for mini golf and a bushwalking option

- Some consistent qualitative responses included:
- A desire for Transurban to contribute to the costs of mitigating the risk issues
- Concern over costs imparted on Yarra rate payers who are not benefiting from the golf course
- Concern over a perceived lack of quality if the course did not continue to provide a mix of par 3 and par 4 holes

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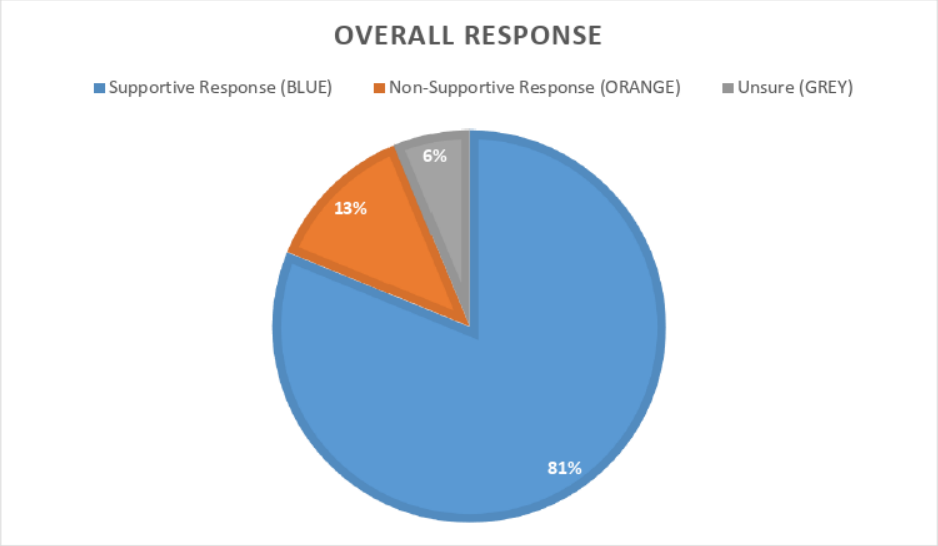
- Interest in the broader benefits to the community and potential for new income streams through enhanced facilities such as a Pavilion for a range of uses.

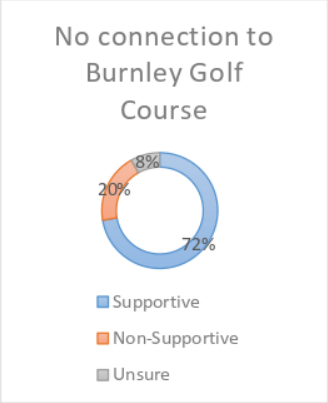
In depth analysis is provided below with regard to the option offered within the Survey which are listed in priority order according to community support;

1. Total Fencing Solution

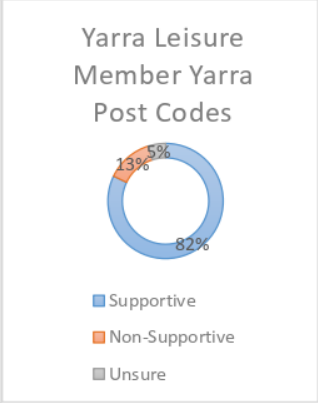
The survey detailed this option as follows;

The image above shows the protective fencing option (at least 30 meters high x 2 lengths totalling 725 meters) at an estimated cost of $4-5 million removal of existing fencing and any other soil or structural works may add to this estimate.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"Although this is an expensive option it is the only way to keep the facility as a real golf course."
"This expense to the community for limited users is offensive. The use of inner urban public land for a golf course is old fashioned and doesn't take account of the demographic of the Yarra neighbourhoods."
"This option allows the course to be retained in its current state. It is the better option"
"I would like to see Transurban and or Vic Roads approached to contribute to the cost of the fencing."
"This is public space which should not be wasted on a golf course. Parkland for all to use would be more appropriate. I do not wish my rates to be used for the benefit of an elite few."
"This option is worst value for money and worst for increasing access to golf by more people and accessibility for varying abilities"
"While being a huge cost it would solve the problem."
"Although initially expensive it solves the problem permanently."
"This has proven to be effective at other golf courses."

Summary of Responses

This option received the highest level of community support with an overall 81% of respondents indicating support for the erection of a total fencing solution.

As indicated within the survey and information provided on the "Your Say Yarra" site, this option s intended to address the safety issues associated with course operations on both the North and South boundaries whilst retaining the existing layout of the golf course without change.

In addition to the Survey responses from the community there were some different perspectives offered within the qualitative responses. Many have viewed this as a necessary high cost to retain current operations of the course and others have suggested it represents poor value for money with regard to growth in participation and accessibility.

It should be noted that the trend across all categories of respondent, from members of Yarra Leisure to those with no connection to the golf course have preference to this option.

Attachment 1 - BGC Consultation Report

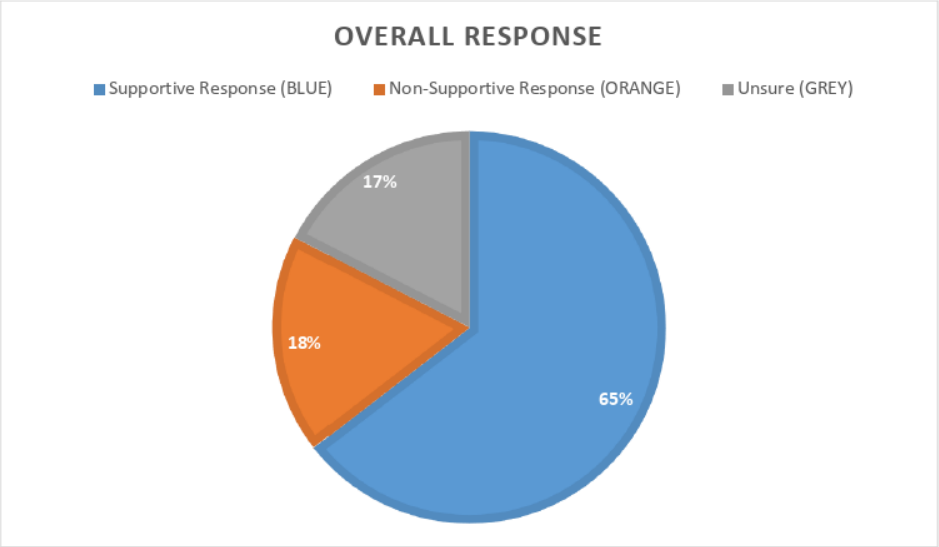
Burnley Golf Course

Community Engagement Report

2. Pavilion Upgrade

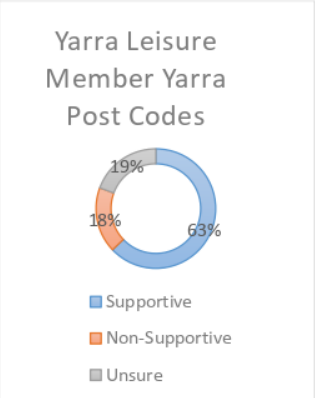
The survey detailed this option as follows;

A new or upgraded club house and pro shop will be required in future years to ensure longevity and accommodate increased numbers. Indicative costings estimate a range of $3-6 million.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"A new clubhouse would be a nice to have but not essential."
"Revenue could be generated from a bigger club house capable of hosting functions and conferences. It would be very popular being so close to the city and easily accessible by public transport."
"A pro shop with more range and an upgraded clubhouse will add benefit to the overall facility whilst also introducing additional & incremental revenue streams to support the facility"
"Yes, and make the facility part golf (pro shop, change, cafe and small club facility) and attractive function centre for multiple purposes - meetings, parties, weddings, dinners etc."
"We should not be spending council money to keep a small golf course like this going. It should be converted to parkland."
"The old clubhouse is dated. The proposed Clubhouse looks fantastic."
"It's a lot of money to be spending on something that is not essential."

Summary of Responses

A Pavilion upgrade at the Burnley Golf Course was received positively by survey respondents with a 65% indication of support and a consistent measure of approximately 20% of respondents indicating an "unsure" response.

It is clear that the community have expressed an appetite for this option at Burnley albeit with further information, design and scope detail presented back for further review and consultation.

Within the qualitative responses received there was a common theme indicating that the opportunity presented to Council to increase hospitality offerings, retail operations and an ability to hire the venue and associated services for events all in addition to supporting the general operations of Burnley is positive. There were however opposed views to this collated, with some suggesting that an upgrade to current facilities is all that would be required and some suggesting that expenditure of Council funds on this non-essential facility does not represent value for the broader community not associated with the golf course.

Attachment 1 - BGC Consultation Report

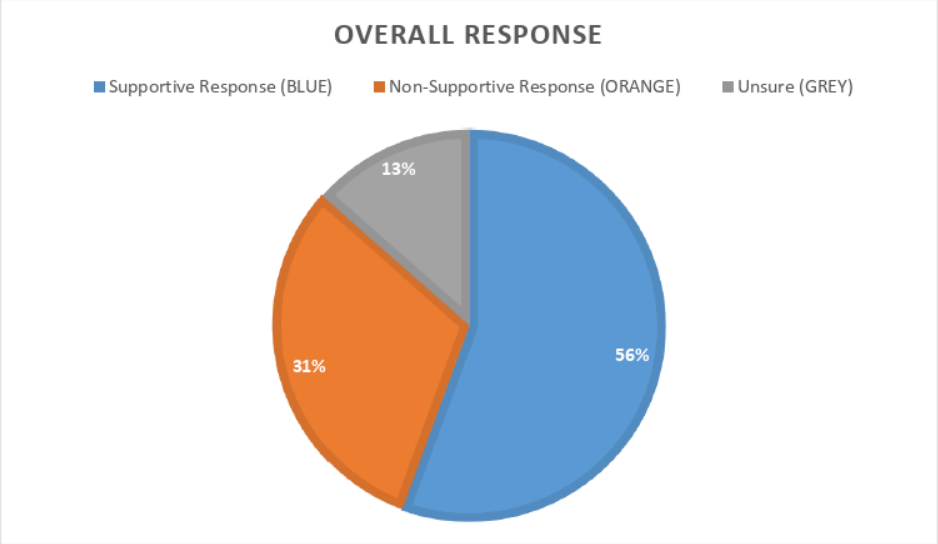
Burnley Golf Course

Community Engagement Report

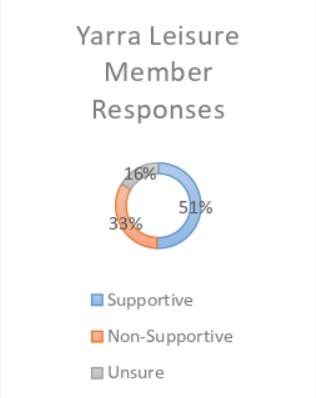
3. Golf course re-design with some fencing requirements that retains a mix of par 3 and par 4 holes.

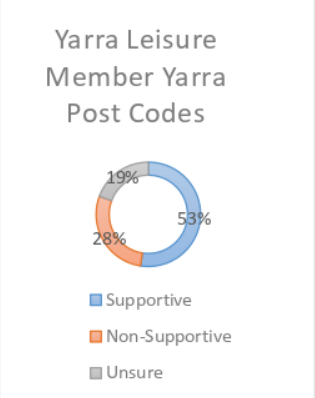
The survey detailed this option as follows;

A course redesign may be needed if community support for the erection of the full length of containment fencing is limited. It may involve new tees, new greens and a slightly shorter course with a different layout of par 3 and 4 holes.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"A course redesign is possible to address the safety risks. However the redesign needs to be a combination of challenging par 3 and 4 holes and must not make an already short course any shorter."
"There are plenty of full size courses. Could it include a driving range?"
"If it is less expensive than fences, and can still maximise the number of par 4's, then yes this is a good idea."
"I support this idea if it includes diversifying the use of the land and incorporating increased native vegetation."
"Only if the containment fencing is not supported. Course integrity must be maintained with holes as long and challenging as possible."
"If the right fences go in, no re-design is needed."
"I think I would prefer a quality Par 3 layout than trying to persevere with the existing underwhelming offering for the sake of history."

Summary of Responses

A course re-design that retains a traditional layout of par 3 and par 4 holes in collaboration with some new containment fencing was the option that received the second highest level of support, directly related to mitigating the risks associated with operations.

A general supportive response of 56% for this strategy was consistent with responses from those with a connection to Burnley Golf Course and was measured slightly higher at 61% in the category of those with no association to Burnley Golf Course, which may represent more appetite in the broader community to avoid the erection of a total fencing solution for a range of reasons.

Within the qualitative responses received was a consistent theme that this option is viable, provided that a traditional mix of holes is retained and if the erection of the total fencing solution is not executed.

There were however some opposing views in the trend away from preserving a traditional layout that suggested that perhaps diversification options such as increased space for native vegetation and re-imagination of the golf offering at Burnley would be more advantageous long term.

Attachment 1 - BGC Consultation Report

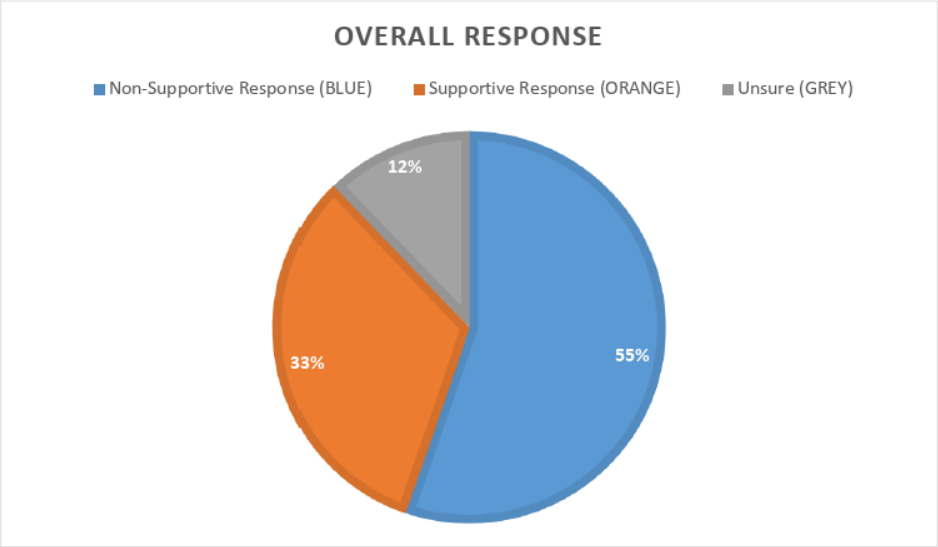
Burnley Golf Course

Community Engagement Report

4. Inclusion of a Bushwalk

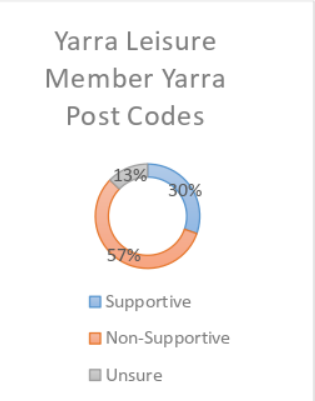
The survey detailed this option as follows;

The remnant bushland along the southern border of the course offers opportunities to broaden access to this natural green space with a short bush walk.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"There is ample and better bush walking opportunities directly next to the Yarra river without have a "bush walk" next to a freeway or a train line."
"I'm fine with this, Malvern valley have multiple tracks through their course and i haven't seen any issues there."
"Done well this could really add value to the local area."
"It would be good if it could connect to other pathways or bike tracks. Need to consider the safety of the walkers/riders."
"Integrating the facility with other activities is critical to getting buy-in and acceptance from non-golfing people. Make the course "part of the community", not "over there behind a fence".
"Support this fully, this is featured in a number of urban courses in Melbourne and Sydney. Bike track inclusive?"
"There are lots of other parks in Yarra to go for bush walks. We do not need to destroy the wonderful golf course to add to walking parks."

Summary of Responses

The inclusion of a native bushwalk feature was received with a split response from the Community with the overall general response indicating a 55% non-supportive position. However, when analysed further by respondent segment, those with no current connection to Burnley have indicated support in the inclusion of this feature at 47%.

Those with connection to Burnley Golf Course, such as Social Club members and Yarra Leisure Members, have clearly indicated that they do not support the inclusion of this option with many qualitative responses indicating that the use of the already limited space at Burnley for a non-golf related option would jeopardise the integrity of the golf course.

Common themes from those whom supported this feature indicate that this option has potential to further integrate and connect the community with the golf course and has potential to add value to the overarching experience of Burnley Golf Course for golfers and non-golfers alike. In comparison, opposing opinions suggest that Yarra already has ample parks and walking tracks available for community usage and the inclusion of this feature at Burnley would be detrimental to the traditional golfing experience.

Attachment 1 - BGC Consultation Report

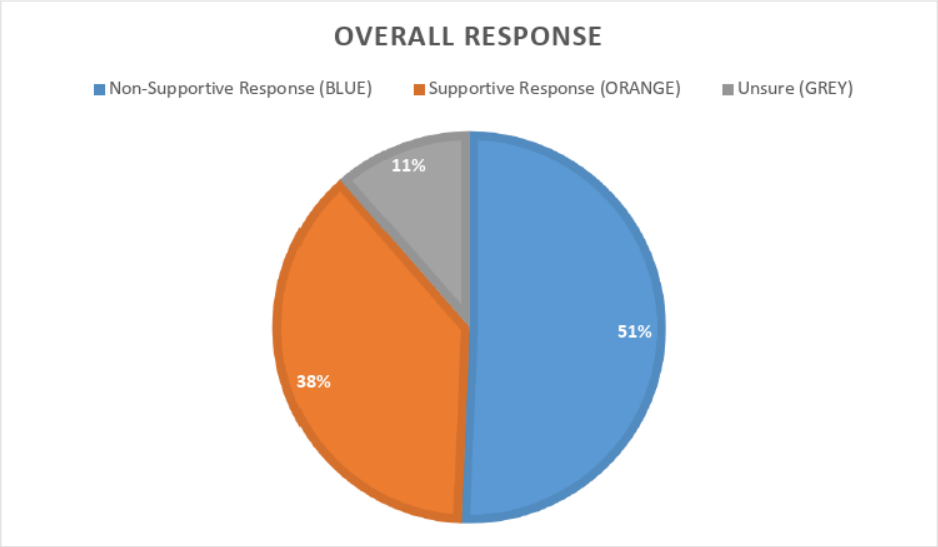
Burnley Golf Course

Community Engagement Report

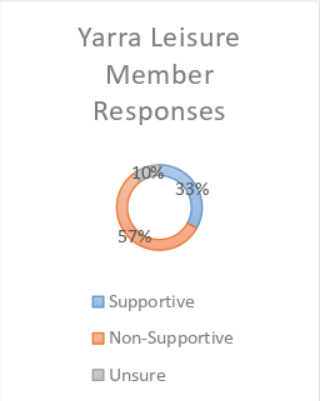
5. Short Game Facility

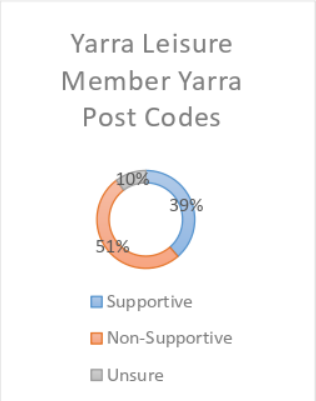
The survey detailed this option as follows;

Short game facilities catering to time poor and beginner players has been shown to encourage a broader range of participants to the game.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"I like this idea. The current short game facilities are okay but can be limiting."
"As someone who has only been to a driving range once and never played a game of golf, golf facilities feel a bit intimidating and uninviting to me as an amateur. Having facilities targeted at beginner players makes the Course more inviting."
"No way, not if it compromises the length of the golf course."
"This type of venue would be quite different. For time poor people a golfer now can complete a round of 9 holes in 1x1/2 hours."
"I support this as long as there is still room for a proper par 3 and par 4 course."
"Spending money on a dying trend in this neighbourhood would be poor use of community funding."
"Reduces the course's appeal to serious golfers."

Summary of Responses

The option of a Short game facility was received with split responses from the community and further may have been misinterpreted by some as to what the concept scope and purposes are. The general response from the community indicated a 51% non-supportive group with a higher rate of support received from those with no current connection to Burnley Golf Course.

Yarra Leisure Members expressed a 57% non-supportive response for this, with qualitative commentary demonstrating that utilising already limited space within the Burnley site to construct this feature would detract any ability to re-design the golf course at its fullest potential length.

Contrasting opinions from those in support of this feature suggest that this may provide a gateway for those who are time poor to engage with Burnley and further provide an option that is less intimidating or difficult that the traditional form of the game.

It should be noted within this survey question that there were in excess of 190 participants who indicated an "unsure" response or left their response blank. This highlights that further information related to the purpose of this facility is required in order to achieve a true measure of community support.

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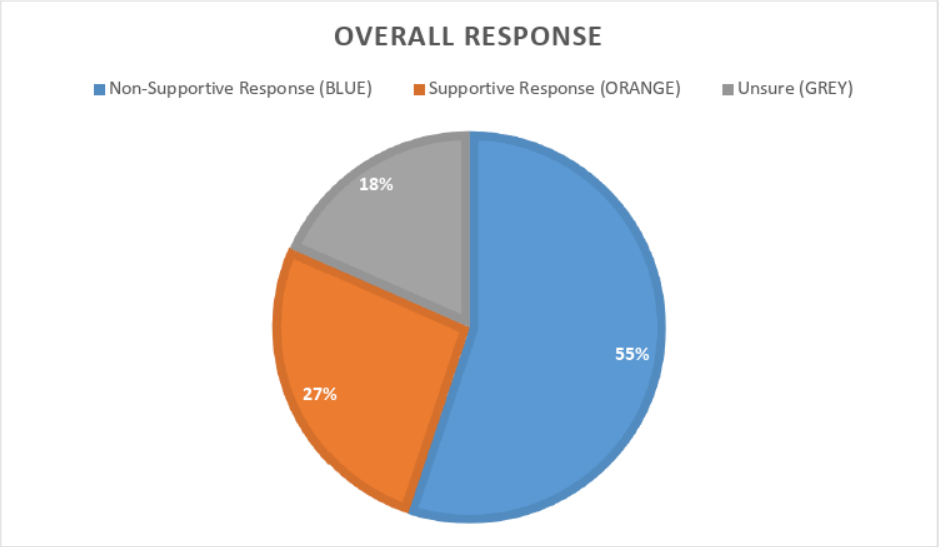
Burnley Golf Course

Community Engagement Report

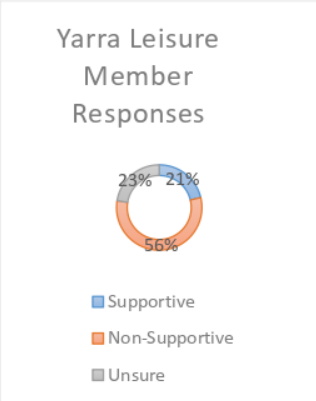
6. Mini Golf

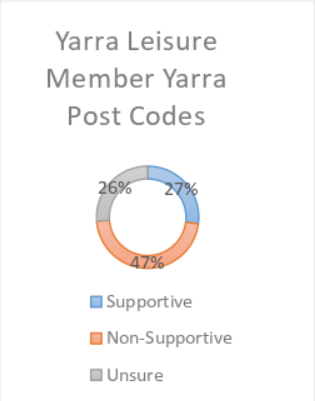
The survey detailed this option as follows;

Mini golf at other venues has successfully attracted new visitors and a broader range of participants, including families.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"A mini golf facility is expensive and will take valuable space used for real golf. Please don't put money ahead of your community."
"Not sure i'd use it, but could be beneficial for people with kids."
"Yarra Bend isn't too far away. Let them use the facility there. The space allocated at Burnley for this proposed development could be better utilised."
"This would not detract from the golf course activities and would provide both fun and revenue A separate entrance would be required to avoid congestion."
"As lead architect at Rich River Golf Club - the club was keen to build a mini golf facility close to the clubhouse which we fully supported. The mini golf was completed in mid-2019 and has been a great success. The variety of people playing mini golf has been very diverse from kids through to parents and grandparents - creating a family atmosphere but the club has also seen an increase in patronage from teenagers and young people who are looking to be active and enjoy some relaxed leisure time. Many golfers also enjoy a game of mini golf after playing golf during the day - in the first 12 months the mini golf has been a great success."
"I'm not against mini golf per se but do NOT want it compromising the real game."

Summary of Reponses

The mini golf option has received mixed support levels from the community with the overall response indicating a 55% non-supportive measurement.

Further measurement of support from key categories suggests that those with a connection to Burnley Golf Course are generally opposed to the concept, however high levels of response listed as "unsure" may demonstrate a need for further detail and scope be provided in order to achieve a thorough understanding of community support more broadly.

Those with a connection to Burnley via a Yarra Leisure Membership indicated the highest non-support rate at 56%, however when broken down further into Yarra Leisure Members whom reside in the City of Yarra, this rate dropped to 47% with the residual respondents equally split between supportive and unsure.

Qualitative responses to this option indicated a theme that the use of limited space for this feature would detract from traditional golf offerings and potential compromise any ability to retain a traditional mix of holes. There was feedback however that a minigolf facility may provoke visitation from different segments in the community and further some feedback provided from a course architect who lead the construction of a similar facility at Rich River Golf Club that has been activated with great success.

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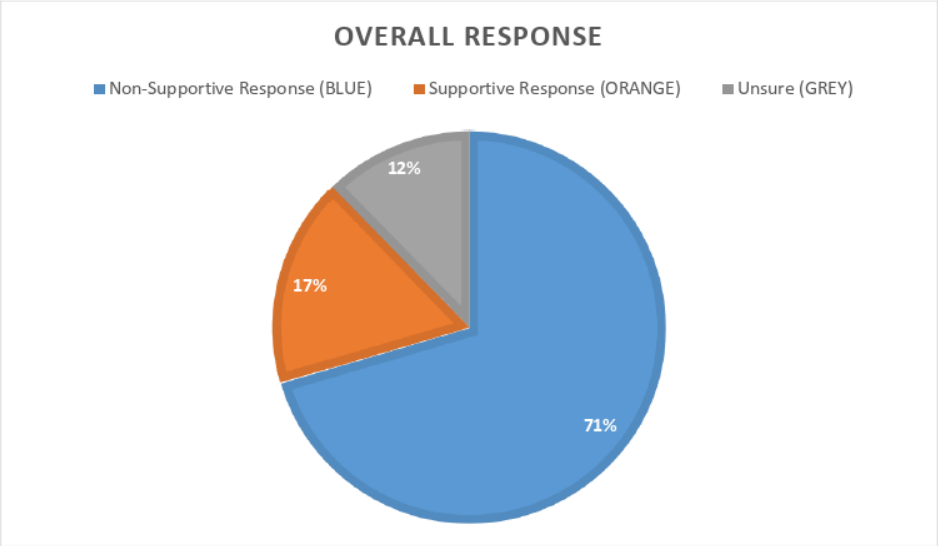
Burnley Golf Course

Community Engagement Report

7. Golf course re-design to a 9 hole – Par 3 layout with no requirement for fencing

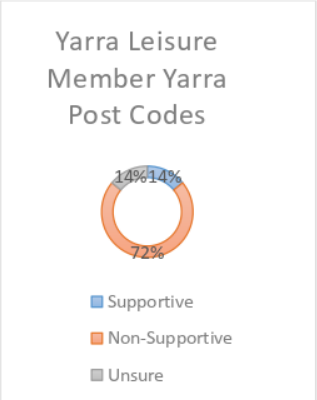
The survey detailed this option as follows;

Addressing the safety concerns without community support for the erection of any of the new fencing would require reconfiguration potentially to a 9 hole 3 par offering from the current 9 hole 3 and 4 par offering.









Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Perspectives provided

"I think a par 3 offering with the other features (short game area etc.) would be appeal a broad segment of the community and entice new people to the game."
"This would destroy both golf clubs and force people to either play elsewhere or not play at all, particularly those involved in competition golf."
"A PAR 3 course would be a retrograde step and detract rather than enhance the current course."
"This is a heavily patronised and much loved public golf course. Changing it to a 9 hole par 3 golf course ruins the experience for all patrons. We want to use all the clubs in the bag!"
"No golfer wants to play 9 holes of Par 3s. It should not be considered."
"This will result in a loss of serious golfers and may not be financial viable to keep the course running."
"It isn't needed. It is a big risk to sink a lot of capital into a par 3 course when some other par 3 courses are struggling."

Summary of Responses

The option to re-design the golf course (without fencing) into a Par 3 course received low levels of support from all segments of participant. The general responses received were non-supportive with a 71% indication of this. This rate continued across those with a connection to the course, those not connected and those who reside in the City of Yarra.

Qualitative responses to this option, as seen throughout the consultation, demonstrate that that the community are prioritising that the traditional mix of holes be retained by all means. Common commentary provided suggests that regular current users of Burnley would not accept a par 3 option as a traditional form of golf and that there may be some risk in losing these stakeholders if this were to be executed.

There were some limited contrasting options, suggesting that if additional feature listed in this consultation were in fact accepted (minigolf / Pavilion) then perhaps this model could provide a unique offering. It should be noted however that the general responses listed as supportive were just 17%.

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Burnley Golf Course

Community Engagement Report

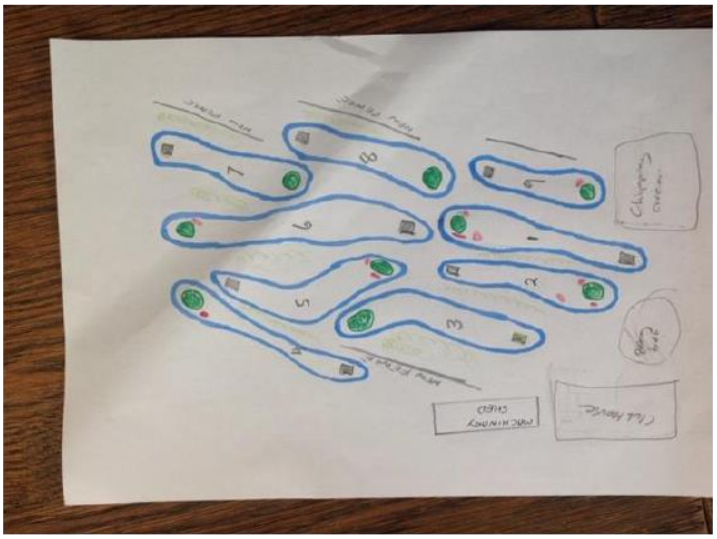
Community Submissions

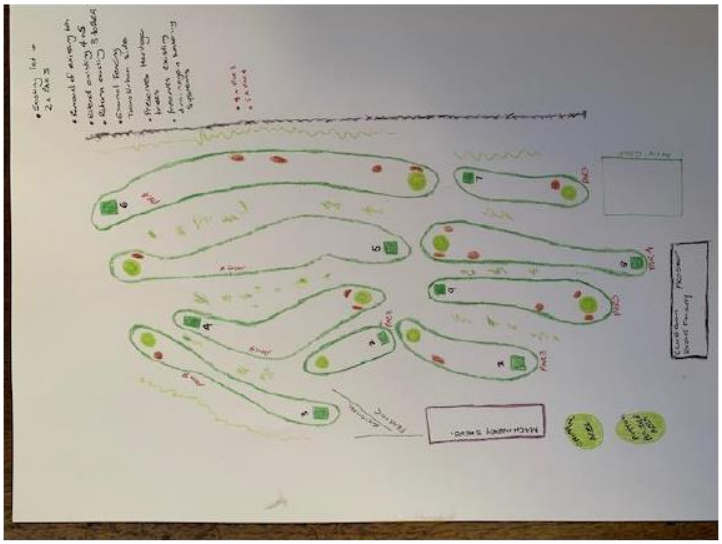
As part of the community consultation process, participants were given the opportunity to submit any documents, imagery or designs relative to the Burnley Golf Course.

The following submissions were received;

1. **Women's Burnley Golf Club**

Received via email on Wednesday 25th of March by Kerry Grabau





Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

2. Michael Huckle

Received via email on Thursday 13th of February by Cr James Searle

Hi James

Thank you for your response, can you please add this submission to the council pile of submissions for consideration regarding the Burnley golf course.

Burnley golf course celebrates it's 50th year in 2020.Burnley, a public golf course, first proposed in early 1938 (Richmond Council Parks and Gardens Committee minutes, 21.2.1938), was finally constructed and opened in 1970.But due to the current danger of balls leaving the course, it's existence is threatened.

The council is requesting submissions to resolve this issue. And I would be please if you could consider the thoughts I have. What I propose is the council consider these solutions to retaining Burnley golf course. I would expect it to cost far lesser than the previously mooted options.

But naturally, I would expect the council experts to place a price on each item. The major components of the proposal being Installing one new green Extension of the fencing on hole 1.

Some landscaping, drainage, irrigation works And redesign of the layout of the course.

The details for contemplation.

1. Install a new hole

Place a new green on the old hole number 3 fairway. A Par 3. Say 120 - 140 metres length.

This new green to be located on the right hand side of the old hole 3 fairway. The tee off area to be old hole 3 tee off area. Note this would direct golfers shots away from the freeway. The new green to be located +130 metres away from the freeway ensures balls are not directed towards the freeway.

No large fencing installation along the freeway required. Requiring drainage, irrigation, landscaping, green design works. Say $0.6 - $0.8 mil

2. Install limited fencing along hole 1. $0.9 - $1.1mil

Additional large fencing extending off the current fencing diagonally into the current fairway, shielding the green, removing any possibility of direct shot access towards the first green from the tee area, making the hole a significant dogleg. By shielding the green so, it limits the chance of ball entering Madden grove. Discouraging use of driver off tee, requiring a lesser club to hit away from the tee towards the extended dogleg landing area. (note landing area expansion refer point 3)

3. remove the, now unnecessary, short par 3 hole number 6. (as you have replaced it with new hole, refer point 1.) say $0.2mil landscaping cost.

Allows two advantages.

(a) That hole number 1, be realigned to incorporate the tee off area of current hole 6 as a extended landing area for a doglegon hole 1. Note need to retain large tree.

Attachment 1 - BGC Consultation Report

(b) You now could extend the length of hole 4 by +40 metres to 353 metre length by moving the tee back into the now superfluous, previous hole 6 area. Thereby making hole 4 a longer and more challenging hole. Note this would remove the proposed new green (refer 1.) from any immediate danger.

4. Some additional fencing around tee off areas to exclude golf ball entering freeway. Shielding the freeway. Funneling shot to the green. On holes adjacent to the freeway to ensure balls directed away from freeway. $0.3mil

5. New course layout

As a result of construction of the new proposed hole (refer 1.) and disuse of current hole 6.A new sequence of the holes on the course would be following route. Current hole 1 stays. Current hole 2 stays. Current hole 5 becomes hole 3. Current hole 4 stays. (note possible extension of length) New hole (point 1) becomes hole 5. Current hole 3 becomes hole 6. And current holes 7. Effectively having three par 3s in a row along the freeway side. And 8, 9 to remain as is.

Arguably this is a more logical layout than the current one. The course sequence becomes, a par 4,4,4,4,3,3,3,4,3. Retaining it as a par 32.

There you go.

One new green. Additional fencing along hole 1. Some other minor fences. Landscaping. Drainage. Irrigation. Maybe some trees in. Maybe a bunker. And some tweaking of the layout route. I dunno, say $2.0 - $2.4mil. A new, safe and enjoyable Burnley Golf course.

Hopefully you will pass this submission to the appropriate expert, panel, council officer etc to be part of the consideration as a solution to the issues regarding the Burnley golf course.

Note, considering the history of par tree courses in Melbourne over the years. I don't think the proposed par 3 course will be viable. But certainly a mention of discontinued par 3 courses in the Melbourne area should be included in any such submission.

Regards

Michael

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

3. Michael Huckle

Received via email on Wednesday 29th of March to the City of Yarra inbox

was unable to attach photos of new course design on your website.

I submit for your consideration.

Option Four

New Course redesign.

Refer my attached view of proposed New course vs old course



Summary of design. New Burnley golf option

** Retains mixture of par 3 and 4 holes*

** Minimal requirement of new fencing.*

** Ensures no balls entering freeway*

** All holes alongside freeway and madden grove will require shots away from freeway, road.*

Attachment 1 - BGC Consultation Report

** New sequence of holes*
** Removal of one hole*
** Construction of one new hole and green*
** Significant Minimal cost compared to all other options*
** Lengthen of course meterage*
** Supports the continuation of active, challenging, competitive sport for seniors in Yarra*
** minimal disruption by construction.*
** No course closure required*

Schedule of construction works
> Additional signage on holes 1 & 2
> Commence construction of new green and hole 5 in north west corner
> Fencing extension hole 1 (to shield direct access to green from tee)
> Complete new hole 5
> Close old hole 6
> New sequence of holes. Requires new signage and cards
> Possible construction of new tees on holes 4 and 9
> estimated completion 12 months

Diversity

Let's firstly note, I have on many many occasions played with a diverse groupings on the currently Burnley golf course. Children, Teens, young adults, middle aged, old aged.

I have played golf, singularly or in groups. Met and socialised with all ages, sexes and creeds. As a encourager of diversity Burnley golf must rate highly amongst Yarra facilities. It even offers hire equipment for the participant to engage in a round.

Engagement of seniors in sport.

In comparison golf to other Yarra sporting endeavours. Such as netball, cricket, football, soccer. They fail to encourage seniors +50 age group to actively participate in sport, as much as Burnley golf. Burnley golf is one of the very few locations in Yarra, for seniors to continue to actively, compete in a competitive sport.

In the area of the aged participant. Netball, cricket, football, soccer do not cater for the aged as the physical demands of these sports deny active participation by seniors. You get to a be a senior age (+50) and you cannot engage in the challenges of these sports.

But seniors of both sexes want to actively participate in sport. At Burnley golf course they a enjoy the challenge of a golf course with a variety of par 4 and 3 holes. Frankly without the input of Burnley golf course seniors participation in active sport would reduce significantly in Yarra.

Not only that but golfers, engage, socialise often, with complete strangers at Burnley golf course. Joining for a simple round of golf. Something that doesn't happen at the restricted confines of the Yarra netball, cricket, football, soccer team oriented environment. Many seniors play golf at Burnley for the social interaction it offers.

Attachment 1 - BGC Consultation Report

Additionally, golf with its handicap system, allows a challenging game of golf between all ages, sexes and standards. This is unique to golf by comparison to other sports which do not a offer challenging, competition and active game of sport between all ages, sexes and standards.Obviously, Burnley golf must rate very high in encouraging diversity within Yarra.

Get rid of Burnley golf and reduce it from a par three and four holes, shuts another door on to aged to participate in the challenging, active, competitive sport.

Par 3 golf is not a challenging sport.
Golf offers gentle, stimulating, sometimes taxing sport. Burnley stands proud. It's course is a mix of par 4 and par 3, offers the full range of shots to the average golfer. And loved by a loyal group of golfers.

Golf is a sport, it offers a activity that is stimulating and challenging. And allows competition between participants. A never ending search for increase in skills. It is not simply a repetitive exercise. Be it chipping, putting, driving there are many challenges to playing golf.

A course, stimulating and challenging in golfing terms, is a mixture of par 4 and 3 holes of reasonable length. A mixture of holes that allow the full range of shots. Currently Burnley golf course has five par 4s and four par 3s. As a ratio of par 3s this already exceeds the most courses throughout the world. Turning it to a par 3 course

The par 3 course does not offer the full range of shots. The abject history of failures of par 3 course in Melbourne shows this. A mundane golf course is one of all par 3's. Quickly it becomes a bore.
The missing crack, of the well hit drive. The satisfaction, as the ball heads down the fairway. The positioning of the drive, to play the next shot. All are lost in the mundane par 3 course. More suited to a hit and a giggle.

For example, the equivalent to a par 3 course in other sports, would be limiting the game of football to just kicking goals. In soccer having endless penalty's. There would be no midfield. No transition play. No strategic movement of the ball. Is it any wonder that golfers get bored very quickly with par 3 courses. People who like to have a challenge in the game, think about shots strategically, will leave.

And it destroys the social interaction. Of wandering the fairways, chatting to fellow golfers.
Discovering new friends. Sharing views. Attitudes. Helping develop a social network in Yarra.
Option two and three will reduce fitness and social contact within Yarra. Particularly in the senior demographic.

Risk involved in altering a successful product
As you mention yourself Burnley golf is a very well patronised golf facility. That has been successfully for over 40 years.
What is the risk involved in changing into a completely different offering?
Who is going to be responsible if it fails?
What are the measures of success in the radical options two and three?
What of par three golf is not as interesting and as traditional golf?
Over whatever timeframe do you think is a fair assessment to be made?

Attachment 1 - BGC Consultation Report

What are the fallback options if options two and three fail to meet expectations?

Signage required
Do use clubs that can potentially hit balls to leave the course.

Advantages of option Four. New Burnley golf
Far cheaper than all other options
Retains it as a challenging golf course
Continued course operation during construction.
Not a risky unproven costly facility (refer options two, three)
Provides a active challenging competitive sporting facility for seniors in Yarra.
Maintains level of diverse groups engaging in active, competitive, challenging sports in Yarra.
Maintains facility of social interaction within Yarra through sport.
Maintains source of revenue for Yarra
Maintains membership of Yarra leisure pass offerings

For your consideration
Option Four
New Burnley Course redesign.

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

4. Myrna Goldsmith

Received via email on Tuesday 24th of March to the Burnley Golf Course inbox

I would like to say how well the course is looking ,but I would like to see hole 5 restored to a par 4 with a high fence put to prevent balls going on the freeway.
Keep up the good work in providing such a wonderful recreational facility for young and old

regards
Myrna Goldsmith
3A Merriwee Crescent
Toorak 3142

5. Richard Giles

Received via email on Tuesday 24th of March to the Burnley Golf Course inbox

I am aged 80 , live close to Burnley Golf Course but I am not a Yarra resident. I belong to a sand belt golf club but have been playing weekly at Burnley with one or two friends for close to 20 years .I was disappointed at the changes made to the course in 2918,presumably under pressure from Transurban, but I have continued to play with the same regularity since. I would be very disappointed if the course were to be closed or further reduced in length.

Before commenting on your detailed options, it would be helpful to understand the scale and nature of the safety issues. In this regard:

-what was the estimated number of balls on the freeway both before and after the 2018 course changes?
-what is known about the distribution of the above balls between the 3rd and 7th holes?
-how many injuries have occurred to motorists?
-what amounts of compensation have Transurban paid for damage to vehicles?
-what information is available as to the age or other characteristics of the golfers responsible for hitting balls onto the freeway? Specifically, what proportion of such balls have been at night, presumably by hooligans.

In respect of some of the above issues, my view is that under the current course set up, if there are still a large number of balls going on to the freeway, it is much more likely they are deliberately hit than accidently hit. In this event ,perhaps some sort of night security could be worthwhile.

COMMENTS ON THE OPTIONS PROVIDED

1. *Spend $4-5 million on protective fencing around the whole course*
2. *Shorten the existing course*
3. *Introduce a 3hole game facility*
4. *Introduce mini golf*
5. *Convert the course to a short bush walk*

Attachment 1 - BGC Consultation Report

6 Convert the course to a nine hole par 3.

None of the 1 to 5 options has my support .If necessary option 6 would be supported. But the focus should be on trying to reduce the number of balls going outside the course based on the data sought above combined with modest redesigns of tees and limited improved protective fencing to key problem areas.

6. Paul Little

Received via email on Wednesday 22nd of April to the Michelle Scerri (Cr Misha Coleman cc'd)

20 April 2020

Ms Michelle Scerri
Facility Coordinator
Burnley Golf Course
Via email: michelle.scerri@yarracity.vic.gov.au

Dear Michelle
Firstly thank you for allowing feedback on the future of Burnley Golf Course.
I am writing on behalf of our group of eight long-term golfers at Burnley, as we are of the firm belief that the course should remain as a functioning authentic golf course and not be turned into a Par 3 design.

Burnley, given its unique central location, provides a golfing environment to many enthusiasts who would not otherwise have reasonable and convenient access to a golf course.
Burnley has tremendous patronage from its very loyal regulars and has a unique welcoming and friendly atmosphere to all golfers. To change the design of the course into all Par 3 holes would in our opinion be an error of judgement and disenfranchise the Burnley golfing community.

Obviously, the concern re stray golf balls to roadways on the north and south perimeters of the golf course needs to be addressed. We believe the installation of safety netting in key areas together with subtle adjustments to the location of greens and tee boxes would solve the problem.
In relation to the cost of this netting, our view is that the introduction of a "netting levy" would be seen as reasonable by golfers who understand the safety issues.

Please do not hesitate to contact me should you feel that any additional feedback from our group may be of help.

Kind regards

Paul Little AO
(and on behalf of Murray Rance, Michael Jones, Peter Fearnside, Peter Monk, Michael Jones, Frank Stephens, James Connell)
cc: Councillor Misha Coleman Ms Kerry Grabau
Mayor, City of Yarra President, Burnley Women's Golf Club
mayor@yarracity.vic.gov.au secretary@burnleywomensgolf.org.au

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

7. Burnley Golf Club

Burnley Golf Club
Corner Madden & Loyola Grove, Burnley
E: burnleygolfaust@gmail.com

Alternate option for Risk mitigation at Burnley Golf Course

The Burnley Golf Club would like to present the following as an alternate option for mitigating the risk associated with errant golf balls leaving the confines of the golf course boundary and causing issues on the adjacent roadways.

RISK SUMMARY: The current course layout has 3 holes that currently run parallel to boundary fence lines that have been identified as the cause of golf balls being accidently hit over adjacent boundary fences. These being Hole 1, Hole 3 and Hole 7.

RISK MITIGATION APPROACH: BY redesigning the course layout such that all holes are played toward the interior of the course and not along boundary fences will remove the risk of a miss hit shot going over the boundary fences.

DESIGN OBJECTIVES: The following are the key design objectives that have all been accommodated by the proposed redesign:

- Layout must remove the risk of a miss hit shot sending a ball over a boundary fence.
- Retain the course as a combination par 4 & par 3 course with a 9 hole par of >32
- Utilize existing holes, greens and tee boxes where possible
- No removal of any significant trees within the course
- Minimise removal of minor / small trees
- Minimise cost to the City of Yarra

COST ESTIMATE: Whilst a formal costing would need to be done, considering the minimal work required, it is anticipated this proposed redesign could be done for well under $1M

REDESIGN WORKS:

- Relocation of three greens
- Relocation or reconstruction of 2 tee boxes
- The lowering of one currently elevated Tee box
- Minimal tree removal of some smaller trees
- No impact to significant trees
- No requirement for additional perimeter fencing
- Works could be undertaken minimal disruption to usage of the course whilst works are underway.

Attachment 1 - BGC Consultation Report

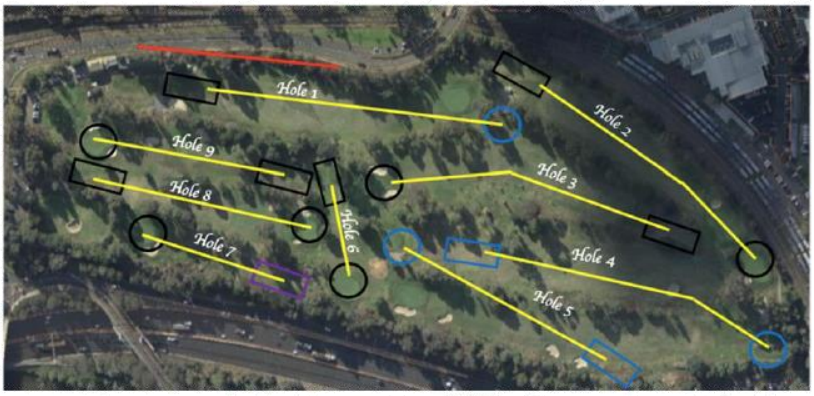
Burnley Golf Course

Community Engagement Report

Suggested layout change to address errant balls leaving the course boundary

The following picture shows one possible layout which achieves the objectives of:

1. Maintains the course as a competition standard combination par 4 and par 3, 9 hole course, with a 9 hole par of 33
2. Directs play away from boundary fences to remove risk of errant balls leaving the course and endangering traffic on adjust roadways
3. No impact on significant Trees
4. Minimal impact on smaller trees (with opportunity for additional tree planting
5. Does not require expensive high perimeter fencing



Hole 1: (par 4) Move the green away from the fence to direct play away from the fence

Hole 2: (par 4) extend the hole to what was previously the green of the 4th hole

Hole 3: (par 4) (this is the current 5th hole) and requires no change

Hole 4: (par 4) construct a new green in the area that was the old 3rd hole tee box and move 4th hole tee box forward

Hole 5: (par 3 or 4) Construct a new tee box, move the old 3rd green away from the boundary fence

Hole 6: (par 3) unchanged

Hole 7: (par 3) there is an existing safety fence that would be much more effective if the original teebox was lowered down to the level of the walking path adjacent to the teebox, thus effectively making the current safety fence higher and more effective

Hole 8: (par 4) unchanged

Hole 9: (par 3) unchanged

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Direct Consultation Meetings

There were three separate consultation meetings held with key stakeholders to the Burnley Golf Course

- Burnley Golf Club
- Women's Burnley Golf Club
- Burnley Golf Course Staff

Listed below are the details and minutes of each consultation meeting;

1. **Burnley Golf Club Consultation**

Date: Wednesday 25th March 2020

Time: 5.40pm

Location: Via Skype

Purpose: Burnley Golf Course consultation with Burnley Golf Club

Attendees: Yarra Leisure: Michelle Scerri, Coordinator, Burnley Golf Course (MS), Sally Jones, Manager Recreation and Leisure Services (SJ), Kath Thom, Yarra Leisure Unit Manager (KT) Burnley Golf Club: Gary Hansen, President (GH) and Greg Taylor, Secretary (GT)

Apologies: James Pratt (Yarra Leisure Project Officer), Chris Angwin (Head Greenkeeper) Damien Pagnin, (Marketing Coordinator) Natalie Thomas, (Senior Advisor Community Engagement)

Meeting Notes:

MS provided the group with a brief overview of the meeting agenda.

MS explained stages of consultation – early feedback from regular users and broader community about what they would like to see happen. Online, stakeholder sessions, online Q&A dialogue (due to COVID-19) instead of in-person sessions.

Plan to extend online survey to either 6-8 weeks (intention to do whatever it takes to ensure an adequate period of access to the consultation process).

It was agreed that specific course design contributions from the club would be raised and discussed in a separate meeting with MS and Chris Angwin at a later date.

1. **Containment Fencing:**

MS explained: Advice regarding the fencing required to address the safety risks caused by golf balls entering nearby roads and railway lines has been recommended that the height requirement will be significant (at least 30 meters high) as will the length which would extend approximately 475m on the Monash Freeway boundary and 250m on the Madden Grove Boundary at a cost of between $4 - 5 million dollars.

Does the Club support this option?

Response from the Club

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GT: In a perfect world the Club would like to retain the course as is and put the fencing up. Club recognises that this isn't a perfect world and not perhaps a simple option given the high pricing.

The Club is also happy to keep the costing of the fencing down if a re-design of the course can better achieve this whilst still retaining a mixture of Par 3's and Par 4's. The club's preference is to limit any further reduction of par 4 mixtures, reduce further shortening of holes.

MS noted that Council have undertaken rectification works over the years after a number of safety reviews but this has not been completely successful, hence the need for the length and height requirement of the proposed fencing.

The Club warned of the possibility of a member drop off (approx. 15%) if Par 4 holes are further reduced.

GH advised that timing of membership renewals at the end of financial year (June) added uncertainty surrounding the future of the course and is a current challenge for the club to retain existing members and attract new members.

The Club has already lost 10% of members (mostly the better players) due to the recent immediate shortening of some holes to address the safety issues.

The Club is not in support of a Par 3 only course. Club would likely lose 60% of members. Reason provided by the Club is that its members want to hit a ball far and be challenged throughout the course.

Having a Golf Australia Handicap is an important way of benchmarking how players are playing or tracking progress. This is viewed as important to the Club and its members.

SJ noted that Golf Australia has advised that players can be handicapped and play competition golf on a par 3 course.

2. **Re-design Golf Course:**

MS explained: Council are not yet at the stage of looking at a detailed course layout and the options shown in the information is indicative only of what a course redesign might look like. Other redesign options might also be possible that include a combination of some containment fencing, new greens and tees. More detailed design work would be carried after further consultation with the club and a full understanding of community preferences and priorities as part of this current consultation.

Response from Club:

Not in favour of all par 3's. Prefer a layout that retains a combination of par 3's and par 4's.

Support Par 3's and Par 4's and a 9-hole course option.

3. **Short-game facility (Correction explained. Intention not to be a par 3 mini-course but a generalised pitching/chipping/putting practice area)**

MS explained: A premium short game facility is described as a specific practice area for pitching, chipping and putting. Designed to increase participation for beginners, provide a specific area for

Attachment 1 - BGC Consultation Report

members and casual users to improve their short game skills and provide a value add for the facility for teaching opportunities.

BGC currently has a putting & chipping green and a separate pitching area and a new short game facility would be an upgrade of the current short game offering.

Response from Club:

GH commented that Club members do utilise the existing facilities. They are a good warmup opportunity before their competitions. The Club is not certain how many would come and just use that area. MS noted that it is a well-used area of the golf course particularly in the afternoon by other user groups.

4. **Mini Golf**

MS talked about the popularity of minigolf and how different these facilities are now compared to when they were built in the 1980's.

A number of facilities had added mini golf to their services with great success. Research tells us that including mini golf at Burnley could result in a broader audience benefiting from the venue and provide a gateway into the sport. A mini golf facility would be designed to blend with the natural environment at Burnley.

Golf courses in Australia that have positive examples of this type of facility include:

"The Range" at Curlewis,

Wembley Golf Complex in WA

Golf Central in Brisbane

La Trobe driving range in Bundoora

Response from Club:

The club is supportive of mini-golf so long as it doesn't impact on the quality and length of the course. It is important to the Club that the introduction of mini-golf doesn't create the impetus for change of the course design.

The Club isn't necessarily a fan of this element but understands that it has an appeal to other user groups as long as this doesn't compromise the length of the golf course. The view is that mini-golf is an add-on, not the main drawcard and doesn't want it at the expense of the main draw card.

GT commented about increased participation and the need to consider traffic management and parking to support this. Also access into the carpark is difficult so would also need to be considered.

5. **Native Bushwalk**

Response from Club:

The club doesn't understand why there is a need for a bushwalk. There is a park across the road and an open walking track.

Attachment 1 - BGC Consultation Report

Comment made about the demarcation between the bushwalk and the course itself. The club is not in support of this element.

6. **Upgrade of Pavilion and Facilities**

MS explained: The current buildings have some structural issues that will need to be addressed in the future. MS talked about the age of the current building. In addition, there is not enough space for club membership numbers, storage and staff facilities, or for a successful retail pro shop and hospitality service.

Response from Club:

The Club is very supportive of this action. A very positive response was received from the clubs towards this element to create a space where members could come and socialise etc. Better pro shop, better café / dining room, etc

GH commented on how far this could be taken, depending on available space and money.

Summary of Priorities – Burnley Golf Club

Priority 1 – Golf Course Re-Design (*Par 3 course design is non-negotiable for this user group)

Priority 2 – Containment Fencing

Priority 3 – Upgrade of Pavilion

Priority 4 – Premium Short Game Facility

Priority 5 – Mini Golf

Priority 6 – Native Bushwalk

Additional feedback and questions from Club;

- Regarding current design submission from Club - Agreed that specific course design submissions from the Club would be discussed in a separate meeting with Burnley Golf Club, MS and Chris Angwin and to provide feedback on the Club's submission.
- Funding options: SJ confirmed that Transurban are not planning on contributing monies to mitigate the current risks at BGC. There may be opportunities for funding from the State Government at some stage in the future.
- The Club expressed desire to work with Yarra City Council to get to the right solution to mitigate the current risks associated with BGC.
- Further aim to build the Club and keep growing member numbers.
- Relationship between the Burnley Golf Club and the Burnley Women's Golf Club has grown considerably over time. The Club hopes to pass a motion in the near future that the Women's Club becomes an affiliate club.
- The Club also has ideas for a junior membership (under 20's) with connections to local schools to grow activity in this space.

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- The next steps will be to collate all feedback at the conclusion of the consultation period, which would likely be extended to six weeks.
- MS will organise another meeting to discuss specific design submissions by club.
- Final stage for Officers to report back to Council.
- Anyone that was provided an email address on the Your Say Yarra will be kept up to date as consultation progresses.

2. **Women's Burnley Golf Club Consultation**

Date: Wednesday 25th March 2020

Time: 4.30pm

Location: Via Skype

Purpose: Burnley Golf Course consultation with Burnley Women's Golf Club

Attendees:

Yarra Leisure: Michelle Scerri, Coordinator Burnley Golf Course (MS), Sally Jones, Manager Recreation and Leisure Services (SJ), Kath Thom, Yarra Leisure Unit Manager (KT)

Burnley Women's Golf Club: Kerry Grabau, President (KG), Faye Stanesby, Committee Member (FS), Yvonne Gray, Committee Member (YG)

Apologies: James Pratt (Yarra Leisure Project Officer), Chris Angwin (Head Greenkeeper) Damien Pagnin, (Marketing Coordinator) Natalie Thomas, (Senior Advisor Community Engagement)

Meeting Notes:

MS provided the group with a brief overview of the meeting agenda.

MS explained the stages of consultation – early feedback from regular users and broader community about what they would like to see happen. Online, stakeholder sessions, online Q&A dialogue (due to COVID-19) instead of in-person sessions.

Plan to extend online survey to either 6-8 weeks (intention to do whatever it takes to ensure an adequate period of access to the consultation process).

It was agreed that specific course design contributions from the club would be raised and discussed in a separate meeting with MS and Chris Angwin at a later date.

7. **Containment Fencing:**

MS explained: Advice regarding the fencing required to address the safety risks caused by golf balls entering nearby roads and railway lines has been recommended that the height requirement will be significant (at least 30 meters high) as will the length which would extend approximately 475m on

Attachment 1 - BGC Consultation Report

the Monash Freeway boundary and 250m on the Madden Grove Boundary at a cost of between $4 - 5 million dollars.

Does the Club support this option?

Response from the Club

The Club support this option of containment fencing 30m high x 470m along Monash Freeway fence and 250m along Madden Grove fence as it definitely addresses the safety issues.

Also, would be happy to keep the costing of the fencing down if a re-design of the course can better achieve this.

MS noted that Council have undertaken rectification works over the years after a number of safety reviews but this has not been completely successful, hence the need for the length and height requirement of the proposed fencing.

8. **Re-design Golf Course:**

MS explained: Council are not yet at the stage of looking at a detailed course layout and the options shown in the information is indicative only of what a course redesign might look like. Other redesign options might also be possible that include a combination of some containment fencing, new greens and tees. More detailed design work would be carried after further consultations with the clubs and a full understanding community preferences and priorities as part of this current consultation.

Response from Club:

Not in favour of all par 3's. Prefer a layout that retains a combination of par 3's and par 4's.

Support Par 3's and Par 4's and 9-hole course option.

The combination of Par 3 & 4's is felt to be part of the success of the course and player's ability to get around the course. A course with all Par 3's is not as challenging, is felt to have a stigma (would be seen as a learning course instead of somewhere you can be challenged) 'not real golf'. The Club feels that a par 3 course would mean members would be lost, difficulty to attract new members and stronger players and the club would be at risk of being sustained. Studley Park was referenced as a Par 3 only course and used so infrequently.

9. **Short-game facility (Correction explained. Intention not to be a par 3 mini-course but a generalised pitching/chipping/putting practice area)**

MS explained: A premium short game facility is described as a specific practice area for pitching, chipping and putting. Designed to increase participation for beginners, provide a specific area for members and casual users to improve their short game skills and provide a value add for the facility for teaching opportunities.

BGC currently has a putting & chipping green and a separate pitching area and a new short game facility would be an upgrade of the current short game offering.

Response from Club:

Attachment 1 - BGC Consultation Report

Short-game = short practice (not an actual 3 hole course). Feedback received from the club about this question/description was slightly confused. Possibility that this may be interpreted in-accurately.

Members would find value in a short-game area, so long as it did not compromise the space allocated for the golf course itself. The Club would also prioritise improved short-game facilities over mini golf if asked to rank.

Expressed risk of possible over-developing of the site in general. Short-game is viewed by the Club as an add-on to the course.

10. Mini Golf

MS talked about the popularity of mini golf and how much these types of facilities have improved compared to when they were built in the 1980's.

A number of facilities had added mini golf to their services with great success. Research tells us that including mini golf at Burnley could result in a broader audience benefiting from the venue and provide a gateway into the sport. A mini golf facility would be designed to blend with the natural environment at Burnley.

Golf courses in Australia that have positive examples of this type of facility include:

"The Range" at Curlewis,

Wembley Golf Complex in WA

Golf Central in Brisbane

La Trobe driving range in Bundoora

Response from Club:

The Club was not totally aware of what modern mini-golf is being described here. MS referenced a facility tour that was done recently with Yarra Leisure staff members at Curlewis Driving Range & Mini-Golf facility and reported that feedback from staff involved was positive.

A lengthy discussion about the types of mini-golf available and the range of quality available was had.

BWGC expressed that they were happy enough about mini golf but it isn't seen at this stage as a priority for a club. If it doesn't upset / infringe on the golf course.

KG expressed feedback that mini golf could be seen as a revenue raising opportunity for Council. SJ clarified that mini-golf is most definitely about increasing participation opportunities for Council and not a revenue raising exercise. This would align with the Council's participation, inclusion and physical wellbeing goals.

The Club expressed interest in growing their understanding of this activity type.

11. Native Bushwalk

Response from Club:

Attachment 1 - BGC Consultation Report

For the golf club, this is not a priority and the club members get their 'bushwalk' by playing their rounds.

12. Upgrade of Pavilion and Facilities

MS explained: The current facilities have some structural issues that will need to be addressed in the future. MS talked about the age of the current building. In addition, there is not enough space for club membership numbers, storage and staff facilities, or for a successful retail pro shop and hospitality service.

Response from Club:

Club is supportive of this action. View was expressed that what is currently there is not appropriate for the existing needs, let alone future needs.

Summary of Priorities – Burnley Golf Club

Priority 1 – Containment Fencing

Priority 2 – Golf Course Re-Design (*Par 3 course design is non-negotiable for this user group)

Priority 3 – Upgrade of Pavilion

Priority 4 – Premium Short Game Facility

Priority 5 – Mini Golf

Priority 6 – Native Bushwalk

Additional feedback and questions from Club;

- The group discussed the option of submitting course design options. MS agreed that she and Chris Angwin would sit down with the club and provide feedback.
- It was confirmed that safety is the main priority for City of Yarra.
- Consultation and process in the current climate - Feedback was received that some Club members do not have computers and/or the internet and will struggle to complete the consultation. Agreement was reached that between the Club officials and MS, support would be provided for anyone who requires 1-1 support to do so.
- Funding options – SJ confirmed that at this stage Transurban will not be providing money to assist Yarra to mitigate the risk.
- SJ confirmed that Council Officers continue to investigate the possibility of Sport and Recreation Victoria (State Government) funding.
- Participation – FS asked if there was research available to support greater 'appeal' of par 3 courses. SJ and MS explained that diversifying the offering in a time poor society and the increasing popularity of mini golf courses are the main themes coming directly from Golf Australia.

Attachment 1 - BGC Consultation Report

- MS re-iterated the numerous channels of communication being used throughout the consultation to ensure the broadest community reach is achieved so that all stakeholders can contribute.
- MS explained next steps will be to collate all feedback at the conclusion of the consultation period, which would likely be extended to six weeks.
- MS will organise another meeting to discuss specific design submissions by club.
- Final stage for Officers to report back to Council.
- Anyone that was provided an email address on the Your Say Yarra will be kept up to date as consultation progresses

3. Burnley Golf Course Staff Consultation

Staff Consultative Session May 22, 2020

Attendees: Michelle Scerri, Chris Angwin, Graham Hoskins, Ben Giblett, Dan Marshall, Mark McEvoy

Apologies: Vanessa Kerr, Julie Jobson, Adele Huggard, Lucy Young

Full fencing north & south boundary to address safety issues

Notes:

- Only if last resort
- Quickest option
- Can open 3rd hole – attraction to golf course restore
- Fence levy on green fees
- Staged 5-10 year plan? 1. Fence 2. Minigolf, 3. Clubhouse
- Keep people on the golf course

Short game facility

Notes:

- Be a good improvement
- Definitely need a short game area
- A really Income generating part of the facility if done well i.e. Teaching, casual users, hire balls etc.
- Should increase the *current* price much too low

Mini golf facility

Notes:

- Staff support this idea

Attachment 1 - BGC Consultation Report

- Fits into the current short game area without any issue
- Is the area near freeway too loud?
- Is parking an issue
- Great revenue generator
- Satisfy council with increased participation
- Do it properly if we are going to do it i.e. high quality

New Club House

Notes:

- A high priority for staff
- Has to be done right
- Designed with a view for the future
- Fully sustainable
- Something that's attractive
- Do we really need to provide for the club?
- Consideration should be given to an entire new set up
- Must have indoor teaching & club fitting facility
- Multifunctional
- Indoor sit down
- Catering/café
- "Gardiners Run" set-up is good model

Bush/ Nature walk

Notes:

- Not supported
- Plenty of nature walks around golf course
- Turf farm more of a priority.
- Wouldn't this be a safety issue with non-golfers within facility?

Redesign of course to address safety issues with some fencing but maintain mix of Par 3 and 4 holes

Notes: This design option was discussed:

- First hole becomes 2 x Par 3's
- No fence required on northern boundary (Madden Grove)
- Removal of 6th hole
- 3, 8, 5 becomes a Triple Green
- 8th becomes 1st Fence along southern boundary

We have more detail on this but this is just the bones)

Attachment 1 - BGC Consultation Report

Burnley Golf Course

Community Engagement Report

Redesign of course with no fencing and Par 3 course

Notes;

- Absolute last resort
- Could work if all other elements were installed i.e. mini golf, clubhouse, short game area

Attachment 2 - BGC Re-Design and Diversification



Attachment 3 - Miniature Golf Creations Report

RICHARD CHAMBERLAIN GOLF DESIGN

Miniature Golf Report

For

Burnley Golf Course, Melbourne Vic



June 2020

Richard Chamberlain Golf Design Pty Ltd.
11 Glenny St, Mudgeeraba, Qld 4213 - PO Box 5106, Robina Town Centre, QLD 4230 Australia
MOB: 0409 899 007 **E**: richard@rcgd.com.au **W**: www.rcgd.com.au
ACN 122 565 431 ABN 87 227 926 710

Attachment 3 - Miniature Golf Creations Report

June 1st 2020

Ms Michelle Scerri
Burnley Golf Course

Dear Michelle

Many thanks for your continued interest in our miniature golf courses.

I provide some information below about the seven miniature golf course we have created since 2016.

I believe our team are largely responsible for a complete reinvigoration of the miniature golf industry. We have taken the golf courses from smaller, more gimmicky "putt-putt" types to beautifully landscaped golf holes that more resemble real golf courses.

I design our golf courses with the view of not only entertaining children but players of all ages.

Our seventh course recently opened at Maroochy River on the Sunshine Coast in Queensland. The numbers through their holiday period have been nothing short of spectacular. While they had visions of paying off their facility within four years these early signs are looking more likely to be a two year payback.

I look forward to more discussion about your project and please feel free to give me a call if you need mor information.

Yours sincerely

Richard Chamberlain

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Attachment 3 - Miniature Golf Creations Report

Introduction

The purpose of this "Miniature Golf Report" is not a sales pitch for my services, or the services of" Mini Golf Creations" but to use our experience to outline how this industry has changed recently, in particular the types of golf courses being built.

This report will feature information about new golf venues produced by Mini Golf Creations, and others, how they have been received, and their successes and failures.

The construction and ongoing maintenance of these golf courses will also be outlined and ultimately some ideas for future developments planned at Warwick GC.

History of Miniature Golf

Miniature golf has actually been around for a long time but the first commercial venues in Australia opened in the late 1960's and early 1970's. In fact, the longest standing venue of "Putt-Putt Mermaid Beach" recently celebrated its 50th anniversary.

The game has also had a few different labels in its time, including miniature golf, adventure golf, crazy golf, extreme golf and of course the copyrighted name of Putt-Putt.

I still prefer to call our product "Miniature Golf" as it closely represents a miniature version of real golf, rather than the more gimmicky courses that involve a lot more rebounded shots off concrete kerbs and artificial novelty items.

In Australia two newer venues opened about ten years ago at Victoria Park (Brisbane) and Parkwood GC (Gold Coast) that didn't include these novelty items and the courses were predominantly made of radical contouring, bridges and better landscaped zones off the fairway. These newer courses also included multiple golf targets so each actual golf hole had two or three flags at the end of each fairway. This effectively created a 36- or 54-hole layout from the one eighteen-hole layout.

Our company of Mini Golf Creations had adopted this theme but injected more traditional golf course design strategies into our golf layouts which seems to strike a chord with a wider range of players, not just children.

The quality of artificial grasses has also come a long way in recent times. Its an enormous industry with many products being developed, but unfortunately lots of cheap, poor quality grasses on the market too.

With these types of miniature golf courses becoming increasingly popular, the highest quality of grasses is important to withstand the excessive golfer traffic. The other high-level construction methods are also important to obtain a much more superior product. Gone are the days of preparing flat concrete flatforms to putt on with simple concrete kerbing along the sides for rebounded shots.

Attachment 3 - Miniature Golf Creations Report

Construction method

While I can't speak for other miniature golf builders, I can outline how we design and build ours.

Design

The design process includes three stages.

- Initial concept design
- Detailed documents for construction
- Onsite design alterations

Concept Design includes various options for the layout of the golf course. This phase of design is equally important to ensure the miniature golf course interacts and flows well with other components of the facility.

After seeing the results of our completed projects its link with the following items is critical in its success.

- Location to initially pay and collect putter and golf balls.
- Warm-up green
- Entry point which might include room to queue up for a game
- Viewing areas for parties and corporate functions

Detailed Design includes a more detailed design of the golf course to include:

- Layout of golf holes
- Contouring
- Earthworks
- Placement of rockwork, timber and landscape zones
- Lighting
- Shade structures
- Victory platform
- Course furniture

On-site design alterations on the ground are a very important aspect that allows the designer the opportunity to constantly fine-tune the design and troubleshoot as construction develops. There are hundreds of minor design aspects that can only be assessed once construction commences.

The drainage aspect is one of the most important items that allows water to be shed off the golf holes or directed towards the cups. The general rule of thumb is that the direction that stormwater is sent on a golf course acts the same as the roll of the golf ball. There is a definite skill in ensuring that the golf balls aren't continually directed to the edges of the golf

Attachment 3 - Miniature Golf Creations Report

holes and ultimately into landscape zones.

Every project we have worked on has encountered issues beneath the surface of the playing arena, whether it be underground pipework, unforeseen rock or other items that demand a slight re-alignment of golf holes. The designer needs to rapidly react to these issues and problems to ensure the creation of golf holes is maximized, while remaining on budget.



Construction

The creation of golf holes is fundamentally made up of the following items.

- Earthworks and bulk shaping of golf holes in the subgrade material
- Further enhancement of the golf holes shapes with a minimum of 100mm of compacted road base and crusher dust
- Installation of drainage grates and pipework
- Concreting of golf holes with 100mm thick 32 Mpa concrete
- Gluing of synthetic grasses
- Landscaping
- Timer and rockwork installation
- All necessary trenching for water bodies, lighting, audio and drainage
- Final supply of golf balls, putter flags and cups

Attachment 3 - Miniature Golf Creations Report

Construction items

Our product heavily uses the use of timber sleepers and other forms of timber, rockwork and contoured golf holes. These items look natural and are very long lasting. We have occasionally used some minor novelty items, as used in the Toowoomba City project, but only after they were deemed to be difficult to damage.

We build our courses in this method as they will be long lasting, and the framework of each golf hole will outlast the synthetic grass on top.



Synthetic grasses

The synthetic grass industry is enormous and there are many, many products on the market. The industry is constantly providing more products and these grasses need to be analysed and deemed suitable for mini golf construction. Unfortunately, there are many poor standard grasses available and it takes much research and development to inspect these products and determine their viability.

While our company always uses only the best products it should be recognized it is still a synthetic product that will wear out. The size of the golf course, in particular each golf hole, is critical in evaluating the length of time each fairway of grass will last.

For example, our course at Wembley in Perth is easily our largest product with about 2200m2 of synthetic grass used on the eighteen golf holes. This equates to an average golf hole using about 120m2 of grass. The smallest of our courses is the Toowoomba City layout which only has about 600m2 of grass at an average of about 35m2 per golf hole.

Attachment 3 - Miniature Golf Creations Report



Whilst Wembley have been achieving over 60,000 rounds of miniature golf each year the added size in the layout ensures the wear of the synthetic grass is better. It is hoped that if they continue at this rate of play the synthetic grass will need to be replaced after about 7-8 years.

The smaller layout at Toowoomba City means that the golfer traffic is much more condensed through narrower walking areas. Toowoomba is still achieving over 35,000 rounds per year however I am expecting the grass to require replacement after about 5 years.

The ongoing replacement cost needs to be factored in when assessing the size of the layout at the start of the design process. While none of our golf courses have needed grass replacement yet the cost to replace the grass at the Victoria Park layout was just under $100,000 for about 1000m2 of grass. Depending on its complexity the cost to replace the grass will be in the $100 per square metre range.

It is also important to note that the synthetic grass suppliers will only provide a one-year warranty for their product when used in a commercial situation.

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Attachment 3 - Miniature Golf Creations Report

Completed golf courses by Mini Golf Creations

Wembley Golf Course, Perth

18 holes

Total site – 5000 m2

Total Grass coverage – 2200 m2

Completed December 2016

Approximate cost to design and build - $1,900,000



COMMENTS:

December 2016 to December 2019, taken over $3.3 Mil in revenue.

Voted #1 Tinder date venue in Perth

Contact details: Mr David Oliphant

Mobile: 0428 888 855 Email: doliphant@wembleygc.com.au

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Attachment 3 - Miniature Golf Creations Report

City Golf Club, Toowoomba Qld

18 holes

Total site – 1500 m2

Total Grass coverage – 600 m2

Completed January 2017

Approximate cost to design and build - $750,000



COMMENTS:

Year 1 – 36,000 rounds (average $11 per round)

Year 2 – 33,000 rounds

Year 3 – 30,000 rounds

Contact details: Mr Peter Constance

Mobile: 07 4636 9020 Email: manager@citygolf.com.au

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Attachment 3 - Miniature Golf Creations Report

The Vines Resort, Perth

18 holes

Total site – 2500 m2

Total Grass coverage – 900 m2

Completed September 2017

Approximate cost to design and build - $1,000,000



COMMENTS:

Averaging 32,000 rounds per annum.

Significant increase (25-30%) in food and beverage sales

Contact details: Mr Mike Stanton

Mobile: 0417 943 470 Email: mikestanton@novotelvines.com.au

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Attachment 3 - Miniature Golf Creations Report

Curlewis Golf Club and Driving Range, Curlewis Vic

18 holes

Total site – 3000 m2

Total Grass coverage – 1100 m2

Completed January 2018

Approximate cost to design and build - $1,000,000



COMMENTS:

Number of rounds unknown.

Contact details: Mr Kevin Mullins

Mobile: 0407 349 6290 Email: kevin@thesharpgroup.com.au

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Attachment 3 - Miniature Golf Creations Report

Rich River Golf Club, Murray region, Vic

9 holes

Total site – 2000 m2

Total Grass coverage – 800 m2

Completed June 2019

Approximate cost to design and build - $550,000



COMMENTS:

During winter months the revenue is $20,000 per month.

Café takings increased 20%

Contact details: Mr Shane Gloury

Mobile: 0427532823 Email: ceo@richriver.com.au

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Attachment 3 - Miniature Golf Creations Report

KDV Sport, Gold Coast Qld

18 holes

Total site – 2500 m2

Total Grass coverage – 900 m2

Completed August 2016

Approximate cost to design and build - $800,000



COMMENTS:

Number of rounds unavailable

Contact details: Julia Shtengelova

Mobile: n/a Email: julia@kdvsport.com

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Attachment 3 - Miniature Golf Creations Report

Maroochy River Golf Club, Sunshine Coast Qld

18 holes

Total site – 2500 m2

Total Grass coverage – 1100 m2

Completed November 2019

Approximate cost to design and build - $1,200,000



COMMENTS:

Only opened since November 2019

6000 rounds in December + 800 corporate/party rounds

Food and beverages increased 40%

Contact details: Charlie McGill

Mobile: **0417 540 120** Email: manager@maroochyrivergolfclub.com.au

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Attachment 3 - Miniature Golf Creations Report

Cost to build

Obviously there are many factors in the cost of construction based in the sites location and level of complexity in its build.

The seven courses completed by MGC ranged from $700,000 to $1,900,000 however some of these projects did not require any travel or on-site accommodation and some travel costs were provided by the client, which is not factored into the overall costs.

Our most recent project was at Maroochy River on the Sunshine Coast and they spent approximately $1,200,000. This included a mini golf course on a site 2500m2 and also included some carpark work and also the kiosk and covered viewing area. The Maroochy River team also undertook all of the landscaping works themselves which was a cost saving of about $100,000.

Looking at future projects at Royal Queensland I would allow for the following costs to design and build.

A nine-hole layout on a site 1200 m2 and with synthetic grass coverage of about 700m2 (similar in size to Rich River)	**$600,000**
An eighteen-hole layout on a site 2500 m2 and with synthetic grass coverage of about 1200m2 Similar in size to Maroochy River (excluding structures)	**$1,000,000**
An eighteen-hole layout on a site 4000 m2 and with synthetic grass coverage of about 2000m2 Similar in size to Wembley (excluding structures)	**$1,500,000**

There are many variables in the construction items beyond the actual cost to create the golf holes. These include:

- Perimeter fencing
- Water bodies
- Shade structures
- Lighting and audio
- Viewing structures
- Landscape and course furniture

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Attachment 3 - Miniature Golf Creations Report

Ongoing maintenance

The main two items involved in the ongoing running costs of a mini golf facility are the staffing levels required to operate the facility and the upkeep of the golf course.

The Golf Course

The maintenance to the golf course requires minimal manpower to blow any leaves and debris off the synthetic grass in the morning and during the day. Most courses spend less than fifteen minutes on the preparation of the golf course each morning.

The synthetic grass itself needs little maintenance however may require a "fluff up" after periods of heavy traffic. A rotary broom is a good tool to have on hand to effectively lift the grass pile upright, rather than it laying down. This will always occur after busy periods of foot traffic. Over time the grass will lie down more and definitely wear out, and the speed of the golf ball actually gets much faster. This is a factor that needs to be considered during the design process so the mounds and contouring aren't too severe, as it will definitely speed up over time.

Careful choices in the landscape will also ensure minimal maintenance is needed. We generally include a concrete lined creek and pond for great aesthetics and this water must also be free of debris. We will provide assistance with keeping these waterways pristine after construction is completed.

Operations

There is no doubt a mini golf course will have its quiet and busy times. This needs to be factored in when setting up facilities to pay for play and to purchase food and drink.

The recently opened facility at Maroochy River included its own small kiosk to pay for mini golf and also purchase food and drinks. In its two busy months since opening it has used this kiosk on a full-time basis.

As we head into the cooler months when numbers are likely to decrease there will likely be a need to send the mini golfers via a bar, café or pro shop to pay and receive their golf balls and putters. The key is to achieve this using existing club staff, not using its own satellite paying area when there isn't much patronage.

Courses such as Parkwood, Wembley and Victoria Park have done this well as all golfers enter through the pro shop. In busy periods extra staff can be used within the pro shop to cater for increased volumes of mini golfers.

Attachment 3 - Miniature Golf Creations Report



Figure 1: Connect of Maroochy River Mini Golf course with existing clubhouse and future golf facilities

Return on Investment

Beyond the details about costs, construction and completed projects, this is likely to be the most important section of the report, whether or not the addition of a miniature golf course will return its investment and blend well with other components of your facility.

Based on our knowledge of our own seven courses plus Parkwood and Victoria Park they all return at different levels.

An interesting story was told to me by the owner of a very basic mini golf in Toowoomba before the golf club installed theirs. It was at a driving range and cost about $70,000 to build. It was extremely basic and features cheap green carpet and bricks along the side of each golf hole, mainly played by hitting rebounds off the bricks.

Even though it was simple and only charged less than $10 to play its $70,000 was repaid within nine months. The problem being that as time wore on and the course deteriorated, within three years it was only creating about $10,000 of revenue per annum. Whilst still making some money its lack of quality and excitement tapered off pretty quickly and it actually became more of an eyesore to the overall facility.

Attachment 3 - Miniature Golf Creations Report

Move to the top end of the scale and look at the enormous facility at Wembley in Perth. It was built on a massive 5000 m2 of land but also had the benefit of sitting next to a 36-hole golf course, massive automated driving range and fantastic new clubhouse.

Its $1.9 Mil build cost was a staggering investment, but time has show it has generated over $3.3 in revenue in its first three years of operation, with no sign of slowing down. The very well designed and built miniature golf course certainly plays a part in its success but also the fact it sits within other great facilities on the same site.

Most of our other clients that fit in between these two models (the $800k - $1.2 Mil range) have comfortably returned their investment inside 2.5 years, even though they had budgeted for a four-year payback.

One item that needs to be recognized is the increase of the food and beverage sales. In addition to providing great returns on the miniate golf fees itself, courses such as Wembley, The Vines, Curlewis, Victoria Park, Parkwood, Rich River and most recently Maroochy River has experienced distinctive spikes in the sales beyond the golf course.

At these facilities the clubhouses and driving ranges certainly provide adequate revenue on their own but the injection of a miniature golf course has proven to life the energy levels of the venue and definitely creates a more exciting vibe when players are out on the golf course. We have definitely curbed our design of such courses in a way that "hole in ones" are more frequent to add to the excitement.

Summary

I trust the information provided in this report provides an update of the current miniature golf industry.

I have a myriad of photos and videos of our construction process and can provide if needed.

If we can assist in any way please don't hesitate to call.



Richard Chamberlain

(Director – Richard Chamberlain Golf Design)

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Attachment 3 - Miniature Golf Creations Report

Additional photos and videos.

Maroochy River Golf Club.

Photos and videos of construction.

https://drive.google.com/drive/folders/1nEt1_ER0404KzI7-65Cao5nFLbfsp6oe?usp=sharing

https://drive.google.com/drive/folders/1AccdiWn7VZx93VqsrHbkyDdSPk2M-aIM?usp=sharing

https://drive.google.com/drive/folders/1P7ir0pUPGpleMaSr4gpPy26Bx0WDr1w3?usp=sharing

Here is a video of the finished product (sorry about the noise distortion)

https://drive.google.com/file/d/1rCa5v4802SDGSE28iwJLrA6a06T3ht6b/view?usp=sharing

Photos of Opening day.

https://drive.google.com/open?id=1kldSJv07OX3MlR9U1VU9QyoQGBQEBKSA

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12.6 Recreation and Leisure Services - SRV Grant Applications

Executive Summary

Purpose

To seek endorsement from Council to apply for external grant funding from Sport and Recreation Victoria (SRV) for the following key projects:

(a) The Community Sports Infrastructure COVID-19 Stimulus Grant:

  (i) Burnley Golf Course Re-Design and Diversification Project (subject to an earlier report at the 16 February 2021 Council meeting); and

  (ii) LED Sports Lighting Project (upgrade works to sports lighting across multiple Yarra managed community sports facilities - Coulson Oval, Quarries Park, Mayors Park Tennis and Netball Centre and George Knott Athletics Track); and

(b) The World Game Facilities Fund:

  (i) Yambla Pavilion Redevelopment Project.

Key Issues

The Community Sports Infrastructure COVID-19 Stimulus Grant:

(a) In April 2020, the City of Yarra unsuccessfully applied to the Victorian Government's Community Sports Infrastructure COVID-19 Stimulus Grant program, (a $68 million funding program for Local Government and Alpine regions to support existing and planned investment in sporting infrastructure and to promote job creation) for two projects - $5.2 million in support of the Burnley Golf Course Re-Design and Diversification (based on eligibility and with the intent to seek Council direction on whether to accept or reject the funding if the application was successful) and $1,273,790 for the LED Sports Lighting Project, which supported upgrade works to sports lighting across multiple Yarra managed community sports facilities including Coulson Oval, Quarries Park, Mayors Park Tennis and Netball Centre and George Knott Athletics Track;

(b) Following overwhelming demand for funding in round one of this program, an additional $110 million has been provided through the 2020/21 State budget for a second round for this program; The second round of applications are available via invitation only, for projects that were well regarded in the first round but not allocated funding. The Burnley Golf Course Re-Design and Diversification Project and the LED Sports Lighting Project were both invited back for consideration in round two of the funding.

The World Game Facilities Fund:

(a) Established in 2018, the World Game Facilities Fund is a $20 million state-wide Victorian Government Investment Program that funds the development of high quality, accessible community football (soccer) infrastructure. The fund aims to support the development of high quality, well designed, well managed football infrastructure to further participation from women, girls and other underrepresented groups whilst boosting local economic activity;

(b) Sport and Recreation Victoria have indicated that the Yambla Pavilion Redevelopment is a suitable project for the grant program; and

(c) The potential funding available to support the Yambla Pavilion Redevelopment Project via the World Game Facilities Fund is up to $500,000 as a co-contribution and represents a savings opportunity to Council.

Financial Implications

The Burnley Golf Course Re-Design and Diversification Project is estimated at a total construction cost of approximately $5.75 million. The contribution from Council within this project is the minimum 10% required by the grant program, which does not include any allowances for fencing treatment (which is anticipated to be in the order of $1 million under this option) and is already allocated and available within Council 2020/21 budget to manage risk at this facility.

The LED Sports Lighting Project is estimated at a total construction cost of $1,415,290. The contribution from Council within this project is the minimum 10% required by the grant program of $141,500. This amount may be sourced from the forward sports lighting upgrade program budget.

The Yambla Pavilion Redevelopment Project budget is $2,842,240 across 2021-2024 budgets. Subject to Council approval, Officers will apply for funding support of $500,000 to offset this amount and provide a saving to Council.

A new requirement within the second phase of applications for the Community Sports Infrastructure COVID-19 Stimulus Grant is a Council commitment to progress the projects, should funding be awarded.

PROPOSAL

That Council:

(a) endorse the application for external grant funding for the below projects:

  (i) The Community Sports Infrastructure COVID-19 Stimulus Grant for the Burnley Golf Course Re-Design and Diversification Project;

  (ii) The Community Sports Infrastructure COVID-19 Stimulus Package Officers for the LED Sports Lighting Upgrade Project; and

  (iii) The World Game Facilities Fund for the Yambla Pavilion Redevelopment Project; and

(b) officers present back to Council following advice on the outcome of the grant applications in May 2021.

12.6 Recreation and Leisure Services - SRV Grant Applications

Reference	D21/5818
Author	James Pratt - Recreation and Leisure Services
Authoriser	Director City Works and Assets

Purpose

1. To seek endorsement from Council to apply for external grant funding from Sport and Recreation Victoria (SRV) for the following key projects:
   (a) The Community Sports Infrastructure COVID-19 Stimulus Grant:
      (i) Burnley Golf Course Re-Design and Diversification Project (subject to an earlier report at the 16 February 2021 Council meeting); and
      (ii) LED Sports Lighting Project (upgrade works to sports lighting across multiple Yarra managed community sports facilities - Coulson Oval, Quarries Park, Mayors Park Tennis and Netball Centre and George Knott Athletics Track).
   (b) The World Game Facilities Fund:
      (i) Yambla Pavilion Redevelopment Project.

Critical analysis

History and background

2. The Community Sports Infrastructure COVID-19 Stimulus Grant:
   (a) In April 2020, the Victorian Government made available the Community Sports Infrastructure COVID-19 Stimulus Grant program, which was a $68 million funding program for Local Government and Alpine regions to support existing and planned investment in sporting infrastructure and to promote job creation;
   (b) The key objectives of the stimulus program related to increasing participation levels in active, organised recreation, improving the diversity and inclusion outcomes for recreation facilities and stimulating the local economy through job creation that underpin construction and/or renewal of sports facilities;
   (c) The City of Yarra applied for grant funding in the first round for two projects, seeking $5.2 million in support of the Burnley Golf Course Re-Design and Diversification (based on eligibility and with the intent to seek Council direction on whether to accept or reject the funding if the application was successful) and $1,273,790 to support upgrade works to sports lighting across multiple Yarra managed community sports facilities including Coulson Oval, Quarries Park, Mayors Park Tennis and Netball Centre and George Knott Athletics Track;
   (d) Whilst feedback from SRV regarding our applications was positive, the projects were not awarded funding in round one of the grant program;
   (e) Following overwhelming demand for funding in round one of this program, an additional $110 million has been provided through the 2020/21 State budget for a second round for this program;
   (f) The second round of applications are available via invitation only, for projects that were well regarded in the first round but not allocated funding;
   (g) The projects submitted by Yarra related to the Burnley Golf Course Re-Design and Diversification and LED Sports Lighting projects have been invited for re-submission. Refer to **Attachment 1 – Letter of Invitation**; and

(h) SRV have identified that all applications must include a Council commitment to progress the project if funding is awarded. This was not a requirement in the first round of this grant program.

3. The World Game Facilities Fund:

(a) Established in 2018, the World Game Facilities Fund is a $20 million state-wide Victorian Government Investment Program that funds the development of high quality, accessible community football (soccer) infrastructure;

(b) The fund aims to support the development of high quality, well designed, well managed football infrastructure to further participation from women, girls and other underrepresented groups whilst boosting local economic activity;

(c) The key outcomes of the fund are to develop new or maintain participation opportunities, improve football's inclusiveness and diversity, improve physical and mental health, social and economic outcomes within low social economic areas and to support gender equality in participation;

(d) The funding opportunity available via this program equates to a co-contribution of $500,000 for eligible projects that can be completed within 18 months of funding agreements being executed; and

(e) The Yambla Pavilion Redevelopment Project had design funding ($80,000) allocated in the 2020/21 budget, $1.7 million forward planned in the 2021/22 capital program and $1 million forward planned in the 2023/24, all of which were deferred, along with all discretionary projects due to COVID-19 budget constraints. However, if the application for this project was successful, Council's forward Capital Works Program would need to be reviewed and funding for this project bought forward as a priority, in alignment with the objectives of the World Game Facilities Fund.

Discussion

4. The Community Sports Infrastructure COVID-19 Stimulus Grant - The Burnley Golf Course Re-Design and Diversification Project and LED Sports Lighting Project have both been selected for second round application via written invitation from SRV as follows:

(a) The Burnley Golf Course Re-Design and Diversification Project:

(i) The proposed re-design and diversification project for the Burnley Golf Course aligns strongly with the key objectives of this grant program, specifically related to strong increases in participation opportunities for a broader and more diverse range of users including families, females and juniors;

(ii) The re-design of the existing golf course whilst retaining a traditional mix of Par 3 and Par 4 holes, will address the operational risks that have been identified (balls being hit beyond the course boundary) and ensure diversity and growth by building a miniature golf course and an upgraded short game practise area;

(iii) Retention of a traditional golf course layout (Par 3 and Par 4) would ensure that the high volume of participants, currently exceeding 40,000 per year, can continue to enjoy the traditional golf experience;

(iv) The building of the miniature golf facility at Burnley Golf Course is forecast to attract an additional 30,000+ visits per year, based on industry advice. Further, the type of visitation to miniature golf is predicted to reach a wider mix of community segments such as juniors, families, females and those motivated by the social aspects of the game. Research also shows that miniature golf is a pathway to people trialling and playing the more traditional game of golf;

(v) The introduction of a miniature golf feature would not impact on users of the golf course proper in any way. The positioning of this feature on the site would ensure not to impede with the course re-design;

(vi) The renewal and improvement of the existing short game practise area would further enable programming that supports a pathway to participation in the sport (i.e. a natural journey to participation can be seen through the initial enjoyment of miniature golf, then participation in golf clinics and coaching services and ultimately utilisation of the golf course proper);

(vii) Another key objective of the grant is to stimulate the economy via job creation and this project is forecast to create an estimated 109 jobs throughout the construction phase and would create additional positions once realised to support ongoing operations;

(viii) The proposed re-design and diversification of the Burnley Golf Course is estimated at a total project cost of $6.75 million which includes course re-design and construction, short game facility upgrade and miniature golf construction ($5.75 million of which is eligible as there would be a need for approximately $1 million of high fencing treatments that would not be eligible under this funding stream). The funding program allows for applications up to 90% of the project cost which would necessitate a Council contribution of $575,000. It should be noted this funding does not contribute towards any fencing treatment, estimated to cost in the order of $1 million, which would be a direct cost to Council; and

(ix) The miniature golf feature within this project could be omitted from the scope, however SRV have indicated that this would not be viewed favourably as the redesign without this element would not satisfy the participation and diversity objectives within the program as effectively; and

(b) The LED Sports Lighting Project:

(i) An audit of all lighting at Council's sport facilities was conducted in April 2020. The primary purpose of this audit was to identify the current condition of the sport light infrastructure;

(ii) The audit determined whether current lighting met the required standards, the estimated lifecycles of each asset and cost associated with any proposed improvements;

(iii) Sports light infrastructure has traditionally required metal halide fittings to operate, however, Yarra has commenced upgrading to LED Sports lighting technology;

(iv) The 2020 lighting audit has informed the sport lighting asset renewal program for the next 10 years;

(v) The audit highlighted that some sites were below the appropriate standards;

(vi) By securing this funding it would significantly reduce the cost to Council delivering this asset renewal program over the medium financial term, and deliver significant sustainability benefits;

(vii) Delivery of the proposed program would also support increased participation through the provision of improved facilities;

(viii) The estimated project cost is $1,462,876 consisting of $1,316,588 grant funding with a proposed Council contribution of $146,288; and

(ix) The below table highlights the proposed program:

Facility	Scope
Coulson Oval	Replace/upgrade w 4 new poles Install 9 LED fittings
Quarries Park	Replace 2 existing poles Install 12 LED fittings
Mayors Park Tennis & Netball Centre	Replace 24 poles

	Install 36 LED fittings
George Knott Athletics Track	Replace/upgrade w 8 new poles Install 25 LED fittings

5. The World Game Facilities Fund:

   (a) The Yambla Pavilion Redevelopment Project:

      (i) In December 2018, Officers presented a report to Council on the status of Council owned sports facilities (Pavilions);

      (ii) Yambla Pavilion ranked third on the list of priority projects due to its age, condition, poor accessibility, lack of gender inclusive facilities and low environmental sustainability scores;

      (iii) The new design incorporates all current Yarra Pavilion standards including gender, accessibility, sustainability requirements;

      (iv) Design development and planning proceeded from the existing design;

      (v) Due to COVID-19 Budget constraints, the construction budget for this projects was deferred to the 2022/23, with $80,000 nominally allocated in the draft 2021/22 budget (which is subject to Council approval as part of the budget process) to complete Town Planning and documentation; and

      (vi) World Game Facilities Fund requires a written commitment of funding from Council towards the project. In order to satisfy this requirement, if the application for this project were successful, Council's Capital Works Program would need to be reviewed and Council would need to allocate $1.7 million in the forward program (currently in the long term budget in 2022/23) to the 2021/22 budget, and an additional amount of $1 million (currently in the long term budget in 2023/24) to the 2022/23 budget (or some variation of this).

Options

6. Options for the Burnley Golf Course Re-Design and Diversification Project include;

   (a) Not proceed this project to the application stage of the Community Sports Infrastructure COVID-19 Stimulus Grant (not recommended); OR

   (b) Support the application for grant funding of the Burnley Golf Course Re-Design and Diversification Project in the first instance, and resolve to receive a further public report to consider whether or not to accept the funding and proceed with this project once the outcomes of the grant program are understood in May 2021 (recommended); OR

   (c) Support the application for grant funding of the Burnley Golf Course Re-Design and Diversification project but without the miniature golf element, in the first instance, and resolve to receive a further public report to consider whether or not to accept the funding and proceed with this project once the outcomes of the grant program are understood in May 2021, noting SRV have indicated that this application would not be viewed favourably as it would not satisfy the participation and diversity objectives within the program as effectively (not recommended).

7. Under the options above if a grant application is made *and* if funding were to be allocated *and* if Council resolved to accept the funding and proceed with the project, the project would be required to commence construction within six months of a grant funding agreement being signed. This would result in construction commencing by December 2021 and project completion being achieved by June 2022.

8. Options for the LED Sports Lighting Project include;

   (a) Not proceed this project to the application stage of the Community Sports Infrastructure COVID-19 Stimulus Grant (not recommended); OR

(b) Support the application for grant funding of the LED Sports Lighting Project to upgrade Council assets and allocate $146,288 in the 2021/22 budget as Council's contribution. Under this option, if funding is allocated, Council would be required to commence the project construction within six months of a grant funding agreement being signed (recommended).

9. Any resolution to commence the LED Sports Lighting Project would be subject to grant funding being received and Council would be under no obligation to progress in the event that funding was not awarded.

10. Options for the Yambla Pavilion Redevelopment Project include;

(a) Not proceed this project to the application stage of the World Game Facilities Fund (not recommended); OR

(b) Support the application for $500,000 grant funding for the Yambla Pavilion Redevelopment Project to address identified barriers, re–phase forward budget ($1.7 million) from 2022/23 and ($1 million) 2023/24 to 2021/22 and 2022/23 respectively and resolve to complete the project construction within 18 months of a funding agreement being executed (recommended).

Community and stakeholder engagement

11. The Burnley Golf Course Re-Design and Diversification Project:

(a) An extensive community consultation process was conducted in May 2020 that presented a range of diversification options to the community. This included concepts related to perimeter fencing, course re-design, short game facilities and miniature golf;

(b) The consultation process captured views and feedback from a broad range of those in the community, both associated and separated from the golf course and resulted in a clear picture that whilst a traditional golf course offering (nine holes, Par 3 and Par 4 holes) should be retained, there is an appetite for diversified offerings at the course, if this can be done without undermining the traditional golf experience;

(c) Council are being presented with the findings of this consultation (in a separate report) at the Council Meeting on 16 February 2021; and

(d) To support the creation of design concepts and plans, Officers have engaged a range of external golf industry consultants and course architects to produce the required level of concept planning and design work appropriate for the application process.

12. The LED Sports Lighting Project:

(a) Yarra continues to experience an increase in community participation in sport and recreation, placing demand on infrastructure and facility hours of use;

(b) In 2020, the Recreation team undertook an audit of existing sports light infrastructure in Yarra to better understand the current condition, suitability and compliance with sports lighting standards AS 2560.2.3-2007;

(c) An audit that was conducted June 2020 at Mayors Park Tennis and Netball Centre for compliance to Australian Standard AS 2560.2.1-2017 returned a result of non-compliance across all six courts for competition and Club use;

(d) The non-compliance identified within the audit represents a risk to Council. The low lighting standards currently in place open Council to potential litigation in the event of an injury or event taking place on these Council managed sites;

(e) LED technology provide higher ESD standards of lighting control including programming, reduced energy consumption and savings, maintenance costs and reduced lighting spill into adjacent properties and open space; and

(f) Increases community participation and gender equity in Yarra by providing high quality and responsive community spaces.

13. The Yambla Pavilion Redevelopment Project:
    (a) Yambla Pavilion was identified as a high priority for redevelopment in a report tabled to Council (D18/195537) on the status of Council owned sporting facilities;
    (b) Clifton Hill FC and Yarra Jets Football Club have been consulted during the design development and planning of this project;
    (c) Football Victoria (FV) have been provided concept plans and provided the opportunity to contribute feedback in-line with FV Facility Guidelines 2019; and
    (d) The proposed project will increase community participation and gender equity in Yarra by providing high quality and responsive community spaces.

Policy analysis

Alignment to Council Plan

14. The Burnley Golf Course Re-Design and Diversification Project:
    (a) Council Plan 2017-2021:
        (i) Strategy 1.2 – Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing;
        (ii) Strategy 1.6 – Promote a gender equitable, safe and respectful community;
        (iii) Strategy 1.8 – Provide opportunities for people to be involved in and connect with their community;
        (iv) Strategy 2.1 – Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community; and
        (v) Strategy 2.5 – Supports community initiates that promote diversity and inclusion.
15. The LED Sports Light Project:
    (a) Council Plan 2017-21:
        (i) Strategy 1.2 – Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing;
        (ii) Strategy 1.6 – Promote a gender equitable, safe and respectful community;
        (iii) Strategy 1.8 – Provide opportunities for people to be involved in and connect with their community;
        (iv) Strategy 3.2 - Support and empower a more sustainable Council and Community; and
        (v) Strategy 3.3 Lead in sustainable energy policy and deliver programs to promote carbon neutral initiatives for the municipality and maintain Council as a carbon neutral organisation.
    (b) The replacement of Metal Halide lamps with LED lamps also contributes to delivery of the objectives of Council's Climate Emergency Plan.
16. The Yambla Pavilion Redevelopment Project:
    (a) Council Plan 2017-21:
        (i) Strategy 1.2 – Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing;
        (ii) Strategy 1.6 – Promote a gender equitable, safe and respectful community;
        (iii) Strategy 1.8 – Provide opportunities for people to be involved in and connect with their community;
        (iv) Strategy 2.5 - Support community initiatives that promote diversity and inclusion;

(v) Strategy 4.3 - Plan, promote and provide built form and open space that is accessible to all ages and abilities; and

(vi) Strategy 4.4 – Protect Council assets through effective proactive construction management.

(b) Access and Inclusion Strategy 2018-2024:

(i) Strategy 1.1 – Promote and encourage the application of Universal Design and Universal Access within, and external to Council;

(ii) Strategy 1.5 – Improve accessibility to City of Yarra buildings and facilities including ensuring adequate amenities are available; and

(iii) Strategy 2.1 – Provide and/or support the community to provide a diverse range of accessible community services and arts, cultural, sport and recreational activities that are creative and fun for all abilities and ages.

Climate emergency and sustainability implications

17. Options presented within the Community Sports Infrastructure COVID-19 Stimulus Grant and World Game Facilities Fund regarding golf course re-design, building construction and lighting upgrades are aligned with sustainability best practice.

18. Any options presented within both the Community Sports Infrastructure COVID-19 Stimulus Grant and World Game Facilities Fund would be designed and implemented cognisant of, and sympathetic to, biodiversity and the environment and engage the necessary experts to ensure designs support Council Policies and Objectives.

Community and social implications

19. All options presented within the Community Sports Infrastructure COVID-19 Stimulus Grant and World Game Facilities Fund are:

(a) universally accessible;

(b) supports community members health, well-being and being physically active;

(c) promotes socialisation; and

(d) facilitate greater levels of participation and visitation.

Economic development implications

20. The Victorian Local Jobs First policy will apply to projects within the Community Sports Infrastructure COVID-19 Stimulus Grant, where the value of the grant is above the threshold values of: *'$3 million or more in metropolitan Melbourne*'. This policy would therefore be applicable to the Burnley Golf Course Re-Design and Diversification Project.

21. Burnley Golf Course Re-Design and Diversification Project:

(a) The Burnley Golf Course currently enjoys over 40,000 visitations per annum and a high level of customer satisfaction. Burnley Golf Course is part of the Yarra Leisure service, which contributes significantly to the local economy through the employment of over 450 staff, a turnover of more than $11 million and over 1 million visitations per annum;

(b) Independent research and advice provided by golf industry experts and designers confirms the inclusion of a miniature golf course element within a total golf offering would be expected to result in a measurable positive impact on visitation by introducing a broader range of users to golf, and therefore, increased participation, as well as a positive fiscal outcome; and

(c) Further, as a key component of the grant application criteria is local job creation, it is estimated that a total of 109 jobs would be created through the construction phases of the project.

22. LED Sports Lighting Project and World Game Facilities Fund:

(a) Yarra's Procurement Policy and the principles within would be applied to these projects.

Human rights and gender equity implications

23. There are no known human rights implications as a result of this report.

24. It is expected that the implementation of these projects would contribute to greater opportunities for female participation and support Councils commitment to gender equity.

25. The criteria detailed within both the Community Sports Infrastructure COVID-19 Stimulus Grant and the World Game Facilities Fund highlight key objectives to increase participation rates in juniors, females and underrepresented groups. The projects proposed for these grant funding packages detail meaningful and significant increases in participation opportunities for these segments.

Operational analysis

Financial and resource impacts

26. The Community Sports Infrastructure COVID-19 Stimulus Grant requires a minimum 10% investment from Council towards the total cost of construction. In addition, there is a key driving factor of the program towards job creation within Victoria.

27. Unless otherwise advised by SRV, resubmissions to Round two must be for the same scope as the original application, and the requested amount must not exceed the original request amount.

28. The miniature golf feature within this Burnley Golf Course project could be omitted from the scope, however, SRV have indicated that this would not be viewed favourably, as it would not satisfy the participation and diversity objectives within the program as effectively.

29. The Burnley Golf Course Re-Design and Diversification Project is estimated at a total construction cost of approximately $5.75 million. The contribution from Council within this project is the minimum 10% required by the grant program, which does not include any allowances for fencing treatment (which is anticipated to be in the order of $1 million under this option) and is already allocated and available within Council 2020/21 budget to manage risk at this facility.

30. The LED Sports Lighting Project is estimated at a total construction cost of $1,415,290. The contribution from Council within this project is the minimum 10% required by the grant program of $141,500. This amount may be sourced from the forward sports lighting upgrade program budget.

31. The Yambla Pavilion Redevelopment Project budget is $2,842,240 across 2021-2024 budgets. Subject to Council approval, Officers will apply for funding support of $500,000 to offset this amount and provide a saving to Council.

32. SRV have indicated that preference will be given to projects that have clear and demonstrated Council support and budget allocation.

Legal Implications

33. There are no known direct legal implications of this report. It should be noted however that the funding application to support the Burnley Golf Course Re-Design and Diversification Project would have an impact on risk mitigation strategies for operations of the golf course.

Conclusion

34. Officers made unsuccessful applications to SRV in April 2020 as part of the Community Sports Infrastructure COVID-19 Stimulus Grant. Council support was not required for those applications.

35. The projects identified were the Burnley Golf Course Re-Design and Diversification Project and the LED Sports Lighting Project.

36. Applications for funding of these projects in the first phase were unsuccessful, however, due to recent budget announcements by the State Government, a second round of funding has been made available for selected and invited projects only, of which both the Burnley Golf Course and LED Sports Lighting projects have been invited to apply.

37. The potential funding available to support the two projects within the Community Sports Infrastructure COVID-19 Stimulus Grant (up to 90% of the total project cost) is significant and required in order for these projects to progress. There is currently $1.5 million allocated within the 2020/21 Council budget to support risk management at the Burnley Golf Course, and this could be directed towards Councils contribution to this project.

38. The potential funding available to support the Yambla Pavilion Redevelopment Project via the World Game Facilities Fund is up to $500,000 as a co-contribution and represents a savings opportunity to Council, however, would require Council funding for this project to be moved into the 2021/22 budget and funding brought forward in the forward program in the 2022/23 and 2023/24 budgets.

39. A new requirement within the second phase of applications for the Community Sports Infrastructure COVID-19 Stimulus Grant is a Council commitment to progress the projects, should funding be awarded.

RECOMMENDATION

1. That Council:

   (a) endorse the application for external grant funding for the below projects:

      (i) The Community Sports Infrastructure COVID-19 Stimulus Grant for the Burnley Golf Course Re-Design and Diversification Project;

      (ii) The Community Sports Infrastructure COVID-19 Stimulus Package Officers for the LED Sports Lighting Upgrade Project; and

      (iii) The World Game Facilities Fund for the Yambla Pavilion Redevelopment Project.

   (b) officers present back to Council following advice on the outcome of the grant applications in May 2021.

Attachments

1⇩ SRV Community Sport Infrastructure Stimulus Package - Letter of Invitation

Attachment 1 - SRV Community Sport Infrastructure Stimulus Package - Letter of Invitation

Department of Jobs, Precincts and Regions

GPO Box 4509
Melbourne,
Victoria 3001 Australia
Telephone: +61 3 9651 9999
DX 210074

Ms Vijaya Vaidyanath
Chief Executive Officer
Yarra City Council
info@yarracity.vic.gov.au

Dear Ms Vaidyanath

I am pleased to inform you that $110 million was committed in the 2020-21 State Budget to support a second funding round of the *Community Sports Infrastructure Stimulus Program*.

Applications to Round 2 of the Program are being sought via an invited resubmission process of applications submitted to Round 1 that were unsuccessful. These resubmissions will be considered through a competitive assessment process.

The following applications from Round 1 of the *Community Sports Infrastructure Stimulus Program* submitted by Yarra City Council are invited for resubmission:

Project Name	Amount
Burnley Golf Course - re-design and diversification	$5,173,154
Yarra LED Sportslight Upgrade Program	$1,316,588

In order for your organisation to resubmit its applications, staff need to use the following link: https://businessvic.secure.force.com/PublicForm?id=CSI2020R2#no-back-button.

Unless otherwise advised by Sport and Recreation Victoria, resubmissions to Round 2 must be for the same scope as the original application, and the requested amount must not exceed the original request amount.

I draw your attention to several changes to the Program Guidelines for Round 2, including but not limited to:

- Changes to the priority considerations for funding
- New assessment criteria weightings and wording related to community consultation requirements
- Additional mandatory supporting documents, including the need for a Council resolution to accompany the resubmission
- Participation Plans supporting under-represented groups being a requirement for all successful projects (not required with the resubmission).

The updated guidelines, application requirements and additional resources can be found online via www.sport.vic.gov.au.

VICTORIA State Government

Attachment 1 - SRV Community Sport Infrastructure Stimulus Package - Letter of Invitation

Department of Jobs, Precincts and Regions

GPO Box 4509
Melbourne,
Victoria 3001 Australia
Telephone: +61 3 9651 9999
DX 210074

For further information on your application, the resubmission process and feedback on your application from Round 1 please contact your Sport and Recreation Victoria representative: Ms Melanie Zuberman, Manager, Metropolitan Eastern, 0427 074 095.

Yours sincerely

Philip Saikaly
Director
Community Infrastructure and Place
Sport and Recreation Victoria

18/12/2020

12.7 Investing in Communities 2021-2023 Recommendations Report

Executive Summary

Purpose

That Council endorse the recommendation of $301,200 per annum over three years (+CPI and subject to future budget approval) to 11 community organisations for the Investing in Community Grants 2021-2023.

Key Issues

Yarra City Council's Investing in Community Grants 2021-2023 (ICG) provide three-year funding to community organisations that run programs which serve the community and align with Council's funding priorities. This program opened in October 2020 and attracted 41 applications, five more than in 2017.

This round of ICG focused on the funding priorities that represent the Council's key social plans. Applicants were asked to elect at least one priority from the plans as the focus of their ICG application.

A multi-staged assessment process was undertaken including eligibility and internal assessment by Council Officers. All applications were then reviewed by a panel of external community experts and these recommendations are the basis for the recommendations of this report.

Financial Implications

An amount of $301,790 has been approved in the 2020/21 budget. The same amount (plus CPI) has also been recommended in the forthcoming 2021/22 and 2022/23 budgets, pending approval.

PROPOSAL

That the Council endorse the recommendations of the community panel for the Investing in Community Grants as outlined in the attachment.

12.7 Investing in Communities 2021-2023 Recommendations Report

Reference	D21/4285
Author	Michael Van Vliet - Team Leader Community Grants
Authoriser	Director Community Wellbeing

Purpose

1. That Council endorse the recommendation of $301,200 per annum over three years (+CPI and subject to future budget approval) to 11 community organisations for the Investing in Community Grants 2021-2023.

Critical analysis

History and background

2. The Investing in Community Grants is a three-year grant program within Council's Community Grants Program. The grants offer substantial amounts of funding to not-for-profit organisations to run their programs over three years. The program is worth around $882,000 over three years.
3. The grants application process is an open competitive round which is then assessed by a community panel comprised of selected community members. The recommended programs must serve the community and align with Council's plans and policies.
4. On 21 July 2020 Council approved the broad objectives, guidelines, assessment process and budget for the Investing in Community Grants 2021-2023 (ICG). The grants opened for applications on 15 October 2020 and closed on 29 November 2020. The grants were advertised on Council's website and through the Yarra Grants E-Newsletter.
5. There were 41 applications submitted in this round, five more applications than in the previous round three years ago.
6. The funding priorities for Investing in Community were determined by the priorities of Council's social plans.
7. The council plans and policies that the programs address include:
   (a) 0-25 Years Plan 2018-2022 – Early Years, Middle Years and Youth;
   (b) Access and Inclusion Strategy 2018-2024;
   (c) Active and Healthy Ageing Strategy 2018-2024;
   (d) Multicultural Partnerships Plan 2019-2023;
   (e) Yana Ngargna Plan;
   (f) Climate Emergency Plan 2020-2024; and
   (g) Yarra Volunteering Strategy 2019-2023.
8. A multi-staged assessment process was undertaken including eligibility and internal assessment by Council Officers. All applications were then reviewed by a panel of external community experts and the community panel recommendations are the basis for the recommendations of this report.

9. The following organisations have been recommended to receive grants **(Table 1)**. There are eleven projects in all. See **Attachment 1** for complete details.

Table 1

Applicant	Project Title	First year recommended grant amount	Total recommended over three years
cohealth	Yarra Multicultural Services Network - Connecting with Community	$23,600	$70,800
Victorian Association for the Care and Resettlement of Offenders (VACRO)	Second Chance Cycles	$48,500	$145,500
Cultivating Community	Lets Keep Cooking	$30,000	$90,000
Community Radio Federation 3CR	Beyond the Bars 2021-2023	$11,300	$33,900
Brotherhood of St Laurence	Connie Benn Centre - Early Years, Middle Years and Volunteer Engagement	$37,000	$111,000
Australian Catholic University (School of Behavioural and Health Sciences)	Yarra Blue Light, Victoria Police and Australian Catholic University Sport Programs for Middle Years	$40,000	$120,000
The Wellington	Cohesive Community Health	$20,500	$61,500
Community Radio Federation 3CR	Disability Day Radio 2021-2023	$10,000	$30,000
Welcoming Australia	Future Proofing Fitzroy Lions	$10,000	$30,000
Fitzroy Learning Network Inc.	Skills2Connect	$40,300	$120,900
Abbotsford Convent Foundation	Convent Kids	$30,000	$90,000
	TOTAL	**$301,200.00**	**$903,600 (+CPI)**

10. Of the former ICG recipients for the 2018-2020 program, VACRO, Community Radio Federation (Beyond the Bars & Disability Day), The Wellington, Brotherhood of St Laurence, Abbotsford Convent Foundation, Australian Catholic University (formerly Blue Light) and Fitzroy Learning Network (formerly Brainbank) were successful once more. There are three new grant projects from cohealth, Cultivating Community and Welcoming Australia. While three previously funded programs did not apply or were not recommended: Concern Australia, Open Table and Merri Creek Management Committee.

Discussion

11. There are no issues for discussion.

Options

12. There are no other options.

Community and stakeholder engagement

13. A ten-minute YouTube video promoting and providing information about the Investing in Community Grants is available on the Council's website.

14. All applicants were required to directly consult Council officers before submitting their application to discuss project ideas and gain assistance with the application process, including understanding funding priorities and eligibility requirements.

15. Free skills and grants training sessions were provided prior to the grants opening and throughout the application period. Session topics relevant to grant applicants focussed on applying for grants, evaluating projects, governance, understanding finances, strategic planning, and media and communications strategies.

16. All grants were assessed by an independent panel of four prominent community members with strong links to Yarra, along with advice from Council Officers with expertise in the Council plan and priorities addressed in the application. These officers were from across a wide range of Council units including Family, Youth and Children, Community Development, Sustainability, Arts and Culture, Aged and Disability Services and Social Policy. Their assessment and advice were made available to the external community panel to inform their decision making.

17. Assessments were made by the panel and with advice from officers using the endorsed guidelines and process which was approved by Council in July 2020.

Policy analysis

Alignment to Council Plan

18. The 2017-2021 Council Plan closely guides the Community Grants objectives. Community Grants are intended to support the delivery of the Council Plan and are an important way in which those objectives can be achieved in partnership with the community.

19. Five of the seven strategic objectives of the Council Plan relate to the Grants Program:

    (a) Community health, safety and wellbeing - The Community Grants Program provides a flexible and responsive source of funds to support projects and initiatives within the not-for-profit community sector. The program supports Council's commitment to social justice and social inclusion principles and provides support to communities living in Yarra's public housing estates. The program also supports community organisations within the recreational and sporting sector, to encourage greater participation and strengthen their capacity to deliver additional activities for the whole of the Yarra community;

    (b) Inclusion, diversity and uniqueness - The program provides support for community groups to offer inclusive and diverse activities, services, information and cultural celebrations, particularly in the arts and cultural and community development stream;

    (c) Sustainability and the natural environment - The provision of a Sustainability Stream in the Annual Grants provides support to local community groups through community education and engagement in environmental sustainability. All applicants are asked to consider the environmental impact of their project;

    (d) The character and heritage of the city - The community grants contribute immeasurably to Yarra's liveability. The extra support provided to local community groups, schools, artists to run their projects adds to the diversity of activities available for residents to participate in. Many of the grants address social issues which improve the liveability of Yarra by seeking to resolve some of the urban problems of poverty, drug addiction and family violence; and

(e) Transparency, performance and community participation - Yarra City Council's Community Grants Program is a recognised leader among Local Government in Victoria. As well as having one of the largest grant programs, Yarra's grants have been an innovative means of connecting with and supporting local communities and our administrative processes are highly regarded by other councils. The community participate in the deciding of the grants through the community panel making the recommendations.

Climate emergency and sustainability implications

20. Two of the recommended programs address climate emergency and sustainability issues; the 'Second Chance Cycles' and 'Let's Keep Cooking' programs.

Community and social implications

21. The ICG aims to address a broad range of social needs across several Council social plans. By providing three-year funding, community organisations can plan medium term projects. Through funding programs identified by community organisations as best meeting community needs, ICG supports both the participants of the funded program and the capacity of community organisations themselves. The broad reach of many of the programs will ensure that the community benefit is widespread throughout Yarra.

Economic development implications

22. Most of the recommended programs contain a component in the budget for wages. Many of these programs fund a community worker who then supports the groups they engage to develop skills that in turn will increase their employability.

23. ICG strengthen the community sector by providing a flexible and responsive source of funds to community based not for profit organisations. Funding is used to support projects that deliver the outcomes outlined within the Council Plan and target the areas of highest need within the community.

24. Grants redistribute funds through community run projects to those less advantaged in the community. Projects that are funded to support new arrivals, young people and families through skills development or projects that support service co-ordination also have an indirect economic benefit.

Human rights and gender equity implications

25. The ICG Guidelines are in alignment with the Victorian Charter of Human Rights and Responsibilities Act 2006 and actively supports people to participate in and contribute to their community.

Operational analysis

Financial and resource impacts

26. The total amount requested from 41 applicants in the Investing in Community Grants was $4.2m over three years for projects totalling $19m.

27. On 21 July 2020 the Council approved a budget of $301,790 per annum for three years (+CPI) for the Investing in Communities Grants 2021-23.

28. Applicants were asked to specify the total cost of their project, as well as the amount requested from Council. Applications ranged from asking Council for the entire cost of a project, to asking for only a small portion of the overall budget. In funding these projects, Council is enabling many larger projects to take place.

29. The eleven recommended applicants requested $1.3m over three years for projects totalling $6m in value and the average recommended grant is $27,380 per annum.

Legal Implications

30. There are no legal issues identified within this report.

Conclusion

31. The ICG program is a competitive, three-year program that partners with community organisations in delivering on priorities articulated in the Council Plan 2017-2021 and Councils' social policies. It has grown to be a very popular grants program and demonstrates how Council can support grassroots local initiatives delivering positive outcomes for those involved and beyond. Unfortunately, not all applicants can be recommended for funding though they can all be commended for their efforts.

RECOMMENDATION

1. That:

   (a) Council endorse the recommendations of the Community Panel for the Investing in Community Grants 2021-2023 as outlined in this report; and

   (b) formally thank the Investing in Community panel for their contribution to the grants assessment process.

Attachments

1⇩ ICG 2021-23 Recommendations Report Attachment One

Attachment 1 - ICG 2021-23 Recommendations Report Attachment One

Investing in Community Grants 2021-2023 Attachment 1

Recommended

ICG21/23-005: **cohealth**

Yarra Multicultural Services Network - Connecting with Community

Project Description: This project will provide funding for a bi-cultural worker (BCW) to co-facilitate and support the Yarra Multicultural Services Network (YMSN) with the City of Yarra community development project officer
The YMSN is a network of local agencies supporting people from refugee and asylum seeker background and recently arrived communities in the City of Yarra. The vision of YMSN is that migrants, refugees and asylum seekers are supported in the City of Yarra so that they settle in a way that enables them to feel welcome and respected.

This project will provide YMSN adequate resources to continue its mission in supporting multi-cultural communities in Yarra. This will involve activities such as cultural safety forums, anti-racism campaigns/information sessions, employment forums, family violence forums and refugee week celebrations.

The co-facilitation role this application will support will be filled by a bi-cultural worker will ensure community perspectives are embedded in the leadership of the network. This will also provide an opportunity for a bi-cultural worker to expand their influence, networking and leadership skills. This opportunity will be provided in a supportive environment with regular supervision and support from both cohealth and Yarra City Council staff. The bi-cultural worker will also develop or assist in a community-based project each year which will further enhance the reach of YMSN and give the opportunity for the BCW to utilise project management skills.

Total Project Cost: $71004.00
Amount Requested (over three years): $70965.92
Recommendation (per annum): $23,600.00

Panel Comments: This project, from an organisation with an established presence in Yarra, meets a strong need closely correlating with the grant criteria. The project arises from an existing network of agencies addressing the needs of the targeted communities and aims to build capacity within the community.

ICG21/23-006: **Victorian Association for the Care and Resettlement of Offenders (VACRO)**

Second Chance Cycles

Project Description: Since July 2009, VACRO has run a community bicycle workshop from the car park underneath the Collingwood Public Housing Estate (The Underground). The Second Chance Cycles workshop takes discarded bicycles and unclaimed stolen bikes and restores them for community use.

Second Chance Cycles provides Yarra residents with:

- Hands-on training in a workshop environment (the employment element).
- The opportunity to learn how to repair and maintain their own bikes (the skill development and mobility elements).
- A chance to give back to the community (the restorative justice element).
- An opportunity to socialise in a supported setting (the community building element).

The project was established with a dual purpose:

1. to establish a place-based workshop where community participants gain experience in bicycle mechanics while also learning transferrable work readiness skills.
2. to provide an inclusive opportunity for justice involved adults.

In 2019, 1071 refurbished bikes were donated to local residents, recent migrants and international students.

Total Project Cost: $421000.00
Amount Requested (over three years): $147693.41
Recommendation (per annum): $48,500.00

Panel Comments: Good community outcomes in volunteering and bike usage and many people will benefit from program. This is a long-term project, delivered by established organsiation with support from governmental and non-governmental bodies that addresses the needs of very disadvantaged people.

ICG21/23-012: **Cultivating Community**

Let's Keep Cooking

Project Description: Let's Keep Cooking will be the central and umbrella brand for the community cooking and food skills work of Cultivating Community within Yarra City. A brand that will create trust and quality assurance for its inclusiveness, place-based design and delivery, culturally appropriate content, sustainability, collaborations and joyfulness.

Content will be delivered at locations to include Fitzroy Food Hub, our new North Richmond Food Hub (due November 2021), Collingwood Children's Farm and Alphington Food Hub and include the potential development of a disability garden growing space at North Richmond.
The content will be informed by our projects that involve community meals, vulnerable and at-risk groups, CALD individuals, people living with dementia, those facing financial difficulty and increased risk of going hungry and after school activity.

Total Project Cost: $245700.00
Amount Requested (over three years): $152,261.25
Recommendation (per annum): $30,000.00

Panel Comments: A project with significant benefits to the community across a range of outcomes. Great to see an organisation using this grant to build and expand upon their current services and further engage the Yarra community. Highly recommend.

ICG21/23-013: **Community Radio Federation**

Beyond the Bars 2021-2023

Project Description: Beyond the Bars gives voice to the ideas, opinions and aspirations of Aboriginal and Torres Strait Islander inmates in Victorian jails. It does this through a series of live prison radio broadcasts during NAIDOC Week. The radio broadcasts are presented by ATSI broadcasters from 3CR and beyond, and distributed via 3CR 855AM, 3CR Digital, streamed live online and made available to other community stations around Australia. The broadcasts are preceded by workshops that engage, challenge and prepare the inmates for their time on air. The broadcasts are an opportunity to speak out, build confidence, connect with community and explore cultural and social issues. Beyond the Bars gives voice to over 100 ATSI women and men and is unique throughout Australia and the world in facilitating the participation of ATSI prisoners via live radio. It is our intention in 2021 and beyond to broadcast from Barwon prison, Middleton/Loddon prison, Marngoneet/Karreenga and Fulham Correctional Centre. Following the annual broadcasts a double CD (1000 in quantity) of highlights is produced and launched at a free, public event in the City of Yarra that celebrates the project with live music and a panel of speakers. The CD features the songs, poetry and stories from ATSI prisoners and is distributed free to community broadcasters, prisoner participants, ATSI individuals and organisations, prison management and services, and other media outlets. The CD distribution ensures that the broadcast event is not just a one-off listening opportunity. In addition, Beyond the Bars audio is available online www.3cr.org.au/beyondthebar

Total Project Cost: $237064.00
Amount Requested (over three years): $80,856.81
Recommendation (per annum): $11,300.00

Panel Comments: There is a strong and timely need for this initiative. The importance of unique positive projects around this subject have been brought into sharp focus by Council's work on the Black Lives Matter

movement - which has increased awareness of Aboriginal and Torres Strait Islander experiences of the justice system. This program has been delivered by 3CR for a number of years.

ICG21/23-014: **Brotherhood of St Laurence**

Connie Benn Centre - Early Years, Middle Years and Volunteer Engagement

Project Description: Based in Fitzroy, the Connie Benn Centre is a family hub that offers support to those living in the local community.

BSL works in partnership with Yarra City Council to provide services and programs that support parents, children and young people. Both at the centre and through outreach engagement, we strive to deliver a successful place-based intervention implementing tailored supports for Yarra residents who are experiencing vulnerabilities and disadvantage in order to promote a pathway out of poverty.

Many of the families BSL supports through Connie Benn Centre programs are recently arrived in Australia and living in the neighbouring Atherton Gardens Housing Estate or in the surrounding area. Families have reported having limited networks around them, such as family and friends, and our programs support their wellbeing, education and development, and overall sense of community.
Our services and programs run out of the centre include:

- Supported playgroups.
- Parent-only information workshops and peer groups.
- One-on-one family support.
- Support and referral to facilitate parents' social and economic participation.
- Before, during and after school activities for primary and secondary school students, working within a school partnerships model.
- Volunteer training and development.
- Service development and broader community engagement through participant committees and network participation.

Through this application, we are seeking a multi-year funding agreement with Yarra City Council to continue to deliver our vital programs through 2021-2023.

Total Project Cost: $2662681.00
Amount Requested (over three years): $152261.25
Recommendation (per annum): $37,000.00

Panel Comments: Well written, transparent submission supporting an existing service, providing an important support to the local community - especially CALD women and families in Atherton Gardens. A continued partnership with Council will promote volunteer opportunities. Well-rounded and preventative program for all disadvantaged and vulnerable members of community.

ICG21/23-016: **Australian Catholic University (School of Behavioural and Health Sciences)**

Yarra Blue Light, Victoria Police and Australian Catholic University Sport Programs for Middle Years

Project Description: Yarra Blue Light, Victoria Police and Australian Catholic University have joined forces since 2017 to provide Sport, Health and Education programs for the middle years children in the City of Yarra. One of the main purposes of these programs is to provide a safe environment for middle years children to be involved in activities that promote engagement, inclusion and participation. Sport for development programs have been shown to be a powerful tool to engage young people in the middle years of low socioeconomic communities to believe in themselves so they contribute positively to their community and society.

Furthermore, research by Victoria Police has identified that a key ingredient in preventing youth crime and empowering local youth to transition safely through the middle years is to provide community led sport and health programs that engage young people.

The sport for development programs that would be partially funded by this successful grant application are all established programs that have been developed in consultation with the community on the social housing

estates in Fitzroy, Collingwood and Richmond. Collectively, these programs provide sport opportunities, health and education to more than 250 children per week in the "middle years" demographic. Furthermore, previous participants are provided a support pathway into paid coaching positions.

Total Project Cost: $593697.00
Amount Requested (over three years): $152,261.25
Recommendation (per annum): $40,000.00

Panel Comments: A clear and effective application which highlights the need in the community. The program runs in partnership with other, well-funded and well-known groups to create an inclusive program. The data and support letters provided in the applicaiton clearly demonstrate success over past three years.

ICG21/23-020: **The Wellington**

Cohesive Community Health

Project Description: In continuing the impact of The Wellington in preventative and public health, we are seeking to expand our existing programs and implement new community requested and driven programs. By facilitating groups and activities targeted at significant cohorts within our community, we seek to enhance the physical, mental and emotional health, social inclusion, and health education outcomes for our local residents. Our Cohesive Community Health Project identifies existing and emerging needs in the community, and tailors programs to a wide range of age demographics, backgrounds and abilities.

Total Project Cost: $608547.00
Amount Requested (over three years): $152,261.25
Recommendation (per annum): $20,500.00

Panel Comments: A well thought-out application aligning the project aims with a number of Council's funding priorities. The project incorporates a number of complimentary programs for people of all ages and incorporates a food security element. The project has broad reach among a range of disadvantaged groups in the community.

ICG21/23-025: **Community Radio Federation**

Disability Day Radio 2021-2023

Project Description: The Disability Day Radio project will deliver 12 hours of dynamic radio featuring the voices, ideas and creative talents of the disability community with a particular focus on Yarra. The project will employ a worker with a disability to design and oversee the radio shows, podcasts and manage the broadcast event. The worker will collaborate closely with an advisory committee made up of people with a disability from the areas of advocacy, radio production and local service organisations. A production assistant skilled in radio and project management will provide resourcing and support to the Disability Day Radio worker in delivering the radio programming by and for the disability community on 3 December each year.

Across a six-month period, the worker will facilitate the ideas of the disability community, including existing disability radio programmers at 3CR in producing that is podcast, transcribed, broadcast live on 855AM and 3CR Digital, and streamed via 3cr.org.au. Additionally, 3-4 programs will be made available nationally via the Community Radio Network to community stations around Australia. The result will be an exceptional series of podcasts available on the day and into the future that are designed and delivered by the disability community. The project will provide a unique opportunity for training and professional development for the worker in project management and delivery, and radio production. Overall the project will facilitate the voices of the Yarra disability community and amplify issues of concern to them across multiple media platforms in celebration of Disability Day.

Total Project Cost: $117999.00
Amount Requested (over three years): $88,625.19
Recommendation (per annum): $10,000.00

Panel Comments: The project is an important piece of advocacy, giving a voice to people with disability. The submission displays initiative and is sufficiently detailed to justify funding and instil confidence in delivering achievable outcomes.

ICG21/23-026: **Welcoming Australia**

Future Proofing Fitzroy Lions

Project Description: Welcoming Australia and Fitzroy Lions will join forces to improve the viability and sustainability of Fitzroy Lions, an extraordinary community asset who delivers significant social, physical and well-being outcomes through the vehicle of accessible community sport and social connection.

Fitzroy Lions was founded by youth from the community to provide free access to football, social connection and build confidence and resilience in its young people. They are an embedded community organisation that has the ability to engage those that mainstream sports exclude and main stream service providers cant connect with.

Welcoming Australia as an organisation will mentor Fitzroy Lions, provide links to experts in business, sport and community development and provide resources such as data collection/ outcome measurement systems developed specifically for community development through sport.

Through the project Welcoming Australia will support Fitzroy Lions to;
- develop a sustainable funding model,
- improve governance skills and management structures,
- develop its leadership
- offer accessible community sport programming,
- engage and invest in female youth leadership
- improve the wellbeing of hundreds of young people in the City of Yarra.

The project will provide evidence of best practice in the development of an innovative and much needed community sports clubs model that is relevant to other communities with similar demographics in Victoria and Australia. The City of Yarra will be leaders by providing resources to a group of young people to lead their own future and impact the futures of others.

Total Project Cost: $297777.00
Amount Requested (over three years): $97,471.56
Recommendation (per annum): $10,000.00

Panel Comments: The application offers a clear plan to build the ongoing sustainability of a grassroots, youth-led sporting club and provides a compelling case for funding. The project offers a multi-pronged program that can benefit many people from a hard-to-reach cohort.

ICG21/23-027: **Fitzroy Learning Network Inc.**

Skills2Connect

Project Description: Skills2Connect provides skills development and support which people from CALD backgrounds need for economic and social participation. Initiated by the Brotherhood of St Laurence, FLN has managed Skills2Connect since 2016. Program developments and improvements, stemming from ongoing evaluation, will be incorporated in Skills2Connect from 2021, including:

- Increased capacity to assess specific needs of individuals;
- Weekly drop-in sessions to assist with straightforward requests;
- Tele-meetings to make assistance more accessible;
- Use of FLN's updated computer lab as required.

Still central to Skills2Connect is 1:1 mentoring where volunteer mentors from the CoY community are recruited and trained. These volunteers then provide support and guidance in 3 streams:

- *Employment & Business: resume writing; job searching and understanding the Australian workplace.
- * Study & Learning: understanding education pathways and requirements; general English conversation practice; assistance with class work.
- * Social support: 1:1 support with issues causing barriers to work and employment.

Supporting the volunteer mentoring is:

1. Conduct of an intake assessment and development of personal plans are developed (by our

Community Support Coordinator).
2. Specialist 1:1 support from the Community Support Coordinator, including referral to external specialists as required.
3. Targeted group courses to build specific skills (e.g. digital literacy, setting up an ABN, Australian idioms and culture).
4. A tailored volunteer training program based on a curriculum by FLN.
Our vision for Skills2Connect is to continue to support vulnerable groups to develop the skills, resources and knowledge needed to develop in and for their community.

Total Project Cost: $199157.00
Amount Requested (over three years): $121,809.00
Recommendation (per annum): $40,300.00

Panel Comments: Good program with great outcomes for both young people and mentors. Provides a valuable, supportive alternative education program catering for individual needs. Recommended.

ICG21/23-032: **Abbotsford Convent Foundation**

Convent Kids

Project Description: Abbotsford Convent Foundation's (ACF) Convent Kids – an annual program of free arts experiences for children and families to explore, learn and participate together through the arts. Convent Kids encompasses a rich program of events each year, developed collaboratively with leading artists and partners of diverse practices and cultures.

Convent Kids fosters children's lifelong engagement with the arts and educational outcomes by placing children at the centre of diverse and inclusive arts and cultural activity. Children and families express themselves creatively through play and interactive learning, facilitating bonding and the exchange of ideas, strengthening family engagement and building a positive sense of identity, belonging and social cohesion.

Convent Kids is a significant program offering within Yarra. Since 2018, ACF has delivered 21 programs, 114 workshops and has directly connected with 35,668 children and families. We will continue to sustain and deepen creative engagement with children and families through Convent Kids for 2021-2023 and beyond. Convent Kids enables creative expression and community interaction. It provides children with a rare agency in a public institution, inviting their active participation and celebrating their citizenship.

Convent Kids offers free/low-cost entry, come-and-go sessions and options to participate or observe.

Convent Kids will continue to:
- Deliver high-calibre contemporary art and cultural experiences to broad audiences within Yarra
- Celebrate diverse children's varied experiences
- Offer different modes of aesthetic expression
- Foster meaningful social connection, physical health and wellbeing
- Provide unique opportunities for children and families to become co-creators of new artistic works

Total Project Cost: $650577.00
Amount Requested (over three years): $120,304.66
Recommendation (per annum): $30,000.00

Panel Comments: The Abbotsford Convent plays a significant role in the cultural life of Yarra City and the wider community. This is a comprehensive application with strong creative artists and the program focuses on families and children and offers a unique opportunity for young children to develop in a creative way. The project benefits a large number of people so presents a good return on investment.

NOT RECOMMENDED

ICG21/23-001: **Yarra Riverkeeper Association**

Rewilding the Yarra River for Yarra

Project Description: Over the past year, the Yarra Riverkeeper Association (YRK) has grown significantly. From only three staff, the organisation has grown to a dedicated team of six, with seventeen core volunteers. Productivity and output has more than doubled and online engagement has increased by over 1100%. In line with this growth we have moved in a new operational direction, focusing on Restewarding habitat pockets along the Yarra River. This is about promoting and protecting biodiversity cores such as Abbotsford Riverbank. This work directly aligns with the goals outlined in the City of Yarra's Nature and Environment Strategy and the United Nation's decade of ecological restoration. Ongoing tri-ennial funding will allow us to further operationalize our re-wilding work in Yarra and tie it to Yarra programs such as "It's only Natural." Funding will allow us to further create high equality education materials and improve the community's understanding of restoration on a landscape scale and how 'green' Yarra is with its richness of trees and its key 'cores' such as Abbotsford Riverbank fits into the Yarra Corridor. Yarra is in part on the receiving end of what happens upstream and outside its borders.
The funding will allow the Riverkeepers's administrative staff to plan and implement programs but also support project support in conduct on the ground work to rebuild and restore urban habitat for native wildlife. The continuity of this grant will allow us to build on established relationships and discover new ones to ensure that the values of Yarra are appreciated.

Total Project Cost: $197500.00
Amount Requested (over three years): $45678.38
Panel Comments: Strong case and great initiative, but not our strongest priority at this time in a tight funding pool. The impact on City of Yarra seems to be somewhat limited. The project description could be more explicit about what would be delivered. The grant application could benefit from close proof reading and editing.

ICG21/23-003: **Operation Newstart Incorporated**

Operation Newstart Yarra

Project Description: Operation Newstart will run a project that provides therapeutic outdoor and life experiences for young people deemed to be at social and educational risk. The young people will be identified by wellbeing coordinators from local secondary schools and agencies who are exhibiting disengagement and mental health concern. The program will deliver outcomes that promote achievement and self concept as well as developing education and training opportunities. The program works collaboratively with organisations in Yarra, such as YSAS, Headspace, Victoria Police and Yarra Youth Services to address mental health, public safety and community participation as well as providing support networks that assist in community engagement. Due to the current COVID-19 health crisis there has been a large impact on the mental health of young people as they become isolated and disengaged from education. The use of therapeutic outdoor camps and adventure activities promotes a strength-based approach to develop character traits that assist in goal setting with respect to school and future pathways. The project will motivate the participant to become active and make healthy choices. A community bike project will have the young people build bikes and donate them to young new arrival students. A landscaping project at the Collingwood children farm will deliver additional outcomes around self-worth and a sense of pride knowing they can contribute to their community. The project acknowledges their efforts and achievement through a graduation and community celebration in front of friends, family and community stakeholders.

Total Project Cost: $167200.00
Amount Requested (over three years): $30452.25
Panel Comments: A well-defined project, with strong support from other relevant organisations in the community, that addresses a significant community, however with just 24 participants, it doesn't have enough reach to justify funding at this time due to a tight funding pool.

ICG21/23-004: **You Matter (Aus) Ltd**

You Matter Yarra

Project Description: Having established itself as a community building organisation, You Matter has recently begun an expansion program and as part of this is now working with Domestic Violence Agencies in Yarra. We will furnish and style a minimum of 12 homes each year for victim/survivors of family violence within Yarra each year. Our program provides everything needed to run a functional household from beds, to washing machines, fully equipped kitchens and laptops so clients are able to participate in the digital world. Their home is also styled to Air B&B quality by our volunteers. We provide our clients with a springboard from which to launch a new life away from abuse and enable them to return to being productive contributing members of the community, secure in the knowledge that they are valued and that their community wants them to succeed in life. As Indigenous Australians, migrants, the CALD community and the elderly (particularly women) are disproportionally represented in the statistics of those who never manage to recover financially after leaving an abusive situation, our focus is on these groups. To make this a true community based initiative, we are in need of a space within Yarra where we can store donated furniture & household items. We will recruit volunteers from within Yarra, call for and accept donations of furniture and good quality household items from residents and local businesses in Yarra, secure storage space within Yarra and use a Yarra business to rent a truck for a weekly furniture collection run.

Total Project Cost: $345772.00
Amount Requested (over three years): $88756.13
Panel Comments: An important and valuable project, but the submission is not clear on the organisation's ability to deliver on the outcomes. The application would also benefit from making the link between the issues arising from family violence and the need for the project explicit.
The project application does not offer value for money in its current incarnation, due to the high cost of storage in City of Yarra. The recommendation of the panel is that they apply for a 2022 Annual Grant to establish the capacity of the organisation as this is their first application.

ICG21/23-007: **Carlton Scout Group, The Scouts Association of Australia, Victorian Branch**

Sustaining Scouting in Carlton for everyone

Project Description: This application seeks to removes barriers to participation for families in the City of Yarra close to the Carlton Scout Hall, where there is a mix of members from diverse social contexts, from those living in the nearby public housing to those who have sent generations to this troupe and are deeply involved in volunteering and community service.

Carlton Scouts have always embraced a diversity of member families, raising funds through a range of community activities, to support families expressing economic need.

During COVID-19 however, the regular means of ensuring equity of access have been challenged both by the unusual demands put upon the group to maintain service delivery and by the economic hardship experienced by many families. In 2019 we supported 10% of our membership who were unable to pay fees. In 2020, the offer of free scouting during Covid has contributed to a 30% growth in membership. We are concerned that our model for financially supporting families will be unsustainable in 2021 when Scouts Victoria resumes charging fees and we continue our outreach program in vulnerable local communities. Our concerns are exacerbated by the removal of community fundraising activities during the Melbourne lockdowns.

This application will support our group to offer reduced and fully subsidised annual fees to existing members experiencing hardship and new members not otherwise able to afford Scouting. It will allow exhausted volunteers the space to focus on the quality of the program, rather than constant pursuit of small amounts of income through fundraising activities.

Total Project Cost: $520452.00
Amount Requested (over three years): $30452.25
Panel Comments: The application is centered around the need for a COVID subsidy which is probably warranted, however the program as described, doesn't reflect this. The group has mixed membership between City of Yarra and City of Melbourne. Due to a tight funding pool, unfortunately this project cannot be funded through this program at this time.

ICG21/23-008: **Project Respect**

Meeting the needs of women in the sex industry and women trafficked

Project Description: This project focuses on marginalised communities within the City of Yarra so that they are valued, supported, included and respected. It will engage and support women with experience of the sex industry and women trafficked, who have additional intersecting identities, including women from migrant, refugee and asylum seeker backgrounds, women on temporary visas including international students, and women who identify as trans.

We will partner with community service organisations in the City of Yarra to break down barriers women experience when accessing services by increasing their capacity to understand how to be responsive to the needs of women involved in the sex industry, including women trafficked. We will advocate for the rights of women to reduce stigma and discrimination they may experience due to a lack of understanding of their experiences.
We will employ a Mandarin speaking project worker to deliver components of the program.

The project will deliver programs and support services including:

1. Direct outreach to provide support and information to women involved in the sex industry including to licensed brothels and (potentially) massage parlours
2. Virtual outreach to women via online platforms including WeChat and WhatsApp.
3. Partnership development and capacity building with services located within the City of Yarra by providing
- warm referrals to external agencies
- providing integrated case-coordination for women to be able to have their holistic needs addressed
- delivering information sessions and capacity-building training to services
- providing secondary consultations to external services to better enable them to support women.

Total Project Cost: $274516.00
Amount Requested (over three years): $120377.74
Panel Comments: As vital and valuable as this program is, unfortunately it is not as strong as some of the other applications in this competitive round. Although this group works with a dedicated Women's Advisory Group, the application lacked supporting documentation from other relevant partnerships.

ICG21/23-010: **Australian Catholic University**

Clemente Fitzroy

Project Description: Clemente Fitzroy is a community-based program designed to empower marginalised or socially excluded members of society by re-engaging them with the community through an education in the humanities.

Clemente Fitzroy sets itself apart from more traditional vocational or 'life-skills' courses that are offered to those suffering poverty or social exclusion. Clemente Fitzroy offers a pathway to think reflectively rather than reactively and, by doing so, empowers and enlightens students to engage critically with the systemic causes behind their situation in an authentic, respectful, and transformative way. This is a unique and empowering program that moves beyond simple training and into the realm of self-empowerment and improvement with lasting and life-changing effects.

The program is more than simply a gateway into further education; it aims, through the study of humanities subjects such as literature, history, philosophy, and art, to assist students in breaking out of their cycles of disadvantage and become fully participatory in the public world.

The program is free. Each student will be allocated a volunteer Learning Partner to aid them in their journey. Graduates, on completion of the course, receive a Certificate in Liberal Studies which can be used, if the student chooses, as a bridge into a Bachelor of Arts at ACU.

Total Project Cost: $185250.00
Amount Requested (over three years): $60904.50

Panel Comments: An excellent program that has positive and unique community outcomes, however it is not in the highest priority for funding currently. An online publication or social media stories could be a more cost effective and easier option than a printed book. It was not entirely clear to what extent this funding support will be for ongoing viability of the program or to support the development of an alumni group. The number of participants is quite small (18 per year) and while supporting graduate employment in the program is seen as valuable, the amount requested is relatively high.

ICG21/23-011: **Princes Hill Community Centre**

Community Involvement through Bridge, Craft, Sustainability and History Workshops, Performing and Creative Arts

Project Description: We aim to maintain and support the existing programs from the previous funding period - i.e : The Games groups for our predominantly Senior clientele (Bridge and Mahjong); the varied one day Craft Workshops, the Sustainability Workshops plus the collaborative (with the Carlton History Group) Local History Walk and Talk sessions and our performing Arts group (an amateur String Group) and a potential Mime Performance group. We hope to expand our sustainability involvement with (an in negotiation) program to Green the Melbourne Cemetery (particularly the Princes Hill end) using volunteers monitored by the PHCC (there is substantial interest from volunteers already). With the Advent of Covid 19 and the requisite smaller class numbers, the PHCC needs to schedule extra classes of smaller numbers and expand our support to our Creative Art Sessions (Life Drawing) and the possible Performing Arts group (of Mime Performers). Added to this is the extra cleaning mandated by the DHHS to safeguard Covid19 compliant operations plus the inevitable extra administration and monitoring and marshaling Covid 19 incurs.

Total Project Cost: $128443.00
Amount Requested (over three years): $128444.56
Panel Comments: A well written application addressing the challenges of COVID -19 and how it will manage the programs in a safe and compliant way. This program, although greatly beneficial for the participants appears expensive given a relatively limited number of participants.

ICG21/23-015: **Collingwood Children's Farm**

A Place to Belong: Supported Volunteering at Collingwood Children's Farm

Project Description: A Place to Belong: Supported Volunteering at Collingwood Children's Farm will engage a cohort of children and adults with an inclusive program of volunteer work and Farm experiences, supported by a dedicated 0.8 FTE Program Leader.

While delivering comprehensive academic and inclusive programs, our participating schools and services have identified a need in their cohorts for a community based, skills focused educational program.

Collingwood Children's Farm exists to fulfill this need and seeks to be a space where children and adults can enjoy hands-on programs that teach practical work skills and increase the motivation to participate and be proud of their achievements. CCF programs build positive, lasting relationships that lead to long-term positive outcomes, including increased employment related attributes.

Using both existing and new relationships with special development schools, community high schools, community organisations, adult disability services and the wider community, CCF will deliver this hands-on program to people who face barriers to inclusion.

With support and training provided by a dedicated CCF staff member, participating groups and individuals will learn to complete a variety of Farm-based tasks across the property, all the while inadvertently benefiting from the well documented effects of spending time with animals and in nature and forging connections and relationships within the wider Farm community.

Supported Volunteering offers pathways to a wide gamut of Farm experiences, including Community Shed sessions at the Big Green Shed (our soon-to-be completed woodworking workshop), individual voluntary positions throughout the Farm and in some cases, even paid employment.

Total Project Cost: $2048817.00
Amount Requested (over three years): $147845.67
Panel Comments: This is an ambitious project, that aligns with many of Council's key plans and strategies for the community. It is well written, clearly articulating the need for the project, and how it will deliver positive outcomes for the community. Unfortunately, it is one among many other worthy projects and the purpose of ICG is not to subsidise losses due to COVID. Considering much of the program caters for a range of schools and settings outside the City of Yarra, this would be more appropriately funded by State government or other philanthropic grant funders.

ICG21/23-017: **Jesuit Social Services**

Unpacking the Man Box – engaging early childhood educators to challenge stereotypical masculine norms

Project Description: Unpacking the Man Box is an adaptation of a successful approach already delivered in schools and community organisations. It is built off The Man Box research and Jesuit Social Services' evidence-based programs designed to promote attitudes and behaviours that produce healthy masculinities.

The project will build effective partnerships with early learning centres, toy libraries, playgroups and maternal child health centres to create action toward healthy masculinities in early childhood in the City of Yarra. The project is designed to influence change in grass roots community by initially engaging staff and parents through co-designed workshops and progressing to guided action plans via a community of practice. Together, we will develop and deliver a series of 1-2 hour workshops for socio-cultural influencers in early childhood, including parents, educators and people working with young children and families in the City of Yarra. Leaders from these groups will be invited to introductory workshops to consider modelling gender equality through early childhood.

The workshops with socio-cultural influencers in early childhood settings provide a foundation for extending the conversation and workshops with parents and action to build engagement and participation of male role models in early childhood. The supported local community of practice will work collaboratively on action plans that will include practical initiatives to reduce gender stereotypes and extend the cognitive, emotional and social development of children.

The project ultimately will contribute to a consistent approach to reducing adherence to stereotypical masculine norms in early childhood shared across services in the City of Yarra.

Total Project Cost: $123331.00
Amount Requested (over three years): $91356.75
Panel Comments: Interesting initiative but the panel found it difficult to attribute the outcomes in projects aimed at behavioural change such as these. It is unlikely to get specific enough benefits for City of Yarra community members and may be better suited to other funding programs.

ICG21/23-018: **Fitzroy Scout Group (legal entity is The Scout Association of Australia, Victorian Branch)**

Fitzroy Scouts Inclusion Project

Project Description: Fitzroy Scouts Inclusion Project develops disadvantaged migrant youth through participation in the Scouting program, outdoor adventure and camping. We heavily subsidise weekly activities, outdoor excursions and weekend camps for the participating youth to ensure as many children as possible can benefit regardless of their circumstances. These activities build resilience and interpersonal skills and provide participants with opportunities to engage with nature. The Scouting program provides non-formal education, which helps young people to develop and grow holistically.

This project requires financial support in three areas. Firstly, to deliver these outdoor educational experiences for the 8-11 year-old Cub Scout section which has approximately 25 members. This will ensure the Group is able to deliver six subsidised camps and 40 weekly programs each year and cover membership/insurance costs and uniforms for all members. These camps and activities build life-skills, citizenship and connections with the broader Australian community. Secondly, this grant will also support the establishment of an 11-14-year-old Scout section. Existing Cub Scouts can then continue their development and remain with the Scout Group, as well as enabling additional young people to also be

engaged. The deliverables would be the same as the Cub Scout section. The final area for support is organisational costs, such as supporting our volunteer Leaders to be trained and paying rent and utilities on the space we use for weekly activities.

Total Project Cost: $348100.00
Amount Requested (over three years): $30452.25
Panel Comments: Based upon evidence, there does not appear to be strong community drive for the initiative - this may also be due attributed to declining income through COVID. Would be nice to support given the significant contribution of volunteers to the program, but due to tight funding pool in a competitive round, panel has deemed low priority.

ICG21/23-022: **Fitted for Work**

Connecting Women from a Multicultural Background with Work

Project Description: We are seeking funding to support an innovative Richmond-based program that will empower at least 380 women from multicultural backgrounds, who are experiencing disadvantage, to secure work. The program focuses on building women's confidence and self-esteem as well as the skills and knowledge required to obtain work.
This program will provide free tailored, practical services including, a personal outfitting service (interview and work appropriate wardrobe), Resume and cover letter writing support, interview practice, make-up workshops, job readiness workshops,the option of a mentor and registration for our recruitment social enterprise She Works.
Although Fitted for Work (FFW) is over 15 years old we are new to the City of Yarra, we moved our National Office and Melbourne services to Richmond in February of this year. We are invested in building strong relationships with other community organisations in the City of Yarra to create seamless referral pathways for women who need our services.
Since March 2020 our team have been working from home due to the COVID situation, this meant work to set up the premises for clients halted. Only a skeleton team of staff have returned to the office in the last 3 months and we have been delivering all our services virtually. Our plan is to re-open for face-to-face delivery in March 2021.
In preparation for this we need to ensure our new space is set up and ready for clients. We want to create an inclusive safe space for women that inspires hope, positivity, kindness and trust.

Total Project Cost: $273000.00
Amount Requested (over three years): $152261.25
Panel Comments: The panellists can see the potential in taking a new approach to engage with City of Yarra clientele, however there was little evidence as to how Fitted For Work intend to achieve their outcomes beyond office fit-out and referral pathways. Not enough evidence was provided to demonstrate measurable outcomes.

ICG21/23-023: **Rethink Recycling Co-Op LTD**

Rethink Recycling's Community Workspace (working title)

Project Description: Rethink Recycling's Community Workspace is a grassroots pilot project run by the community for the community. By establishing a community workspace, we will collect plastic lids from around Victoria, with particular emphasis on establishing collection within the City of Yarra. These discarded lids will come from community residents, businesses, schools and other organisations which will then be processed and turned back into viable products to be supplied back in to the community.

Educational demonstrations and workshops will be core feature with plans to have a presence within schools and public forums.

Local businesses and prospective entrepreneurs will have access to consultations in efforts of making their prototypes and businesses more sustainable.

The project will consist of community members including those who are at a greater disadvantage including refugees, asylum seekers, and people living with disabilities. Duties of employed staff and volunteers may include:

- Community plastic collection

- Cleaning of plastic

- Sorting by type and colour of plastic

- Shredding plastic

- Production of plastic sheets, beams, and other items from mould

- Overseeing operations

- Building community networks

Total Project Cost: $1178051.00
Amount Requested (over three years): $152261.25
Panel Comments: The submission is ambitious and well planned, but does not align strongly enough with City of Yarra priorities to justify funding in a tight grant round. The budget does not balance and includes $175,000 of unconfirmed funding and $10,000 of unconfirmed sponsorship funding. It is also unclear whether $10,000 of AMES staffing incentive is committed or unconfirmed. The project has $92,000 worth of project expenses and only $51,450 in income if they were successful in securing the grant. The minimum amount of funding stipulated is $50,000 making it difficult for Council to consider funding the project for a lesser amount.

ICG21/23-024: **Fitzroy Legal Service Inc**

Community Educators Project

Project Description: The Community Educators project is part community legal education delivery and part employment pathway. People who are newly arrived in Australia or from migrant backgrounds can experience significant barriers accessing legal education and information that is understandable and presented in a culturally accessible way. This often contributes to avoidable legal problems or poorer legal outcomes.
This project will recruit, employ and train a number of Community Educators who speak at least one Yarra community language, in addition to English. These Community Educators will deliver legal education sessions to newly arrived and migrant community groups. It is anticipated that the sessions will cover common legal issues such as fines, driving laws, reporting racism, and the Victorian legal system. Community Educators will be trained on the legal session topics as well as presentation and delivery skills. They will also be assisted to re-design sessions to be the most useful to their communities' cultural needs.
The project also offers an employment pathway for the Community Educators. People who are newly arrived or from migrant backgrounds can experience many barriers to gaining employment - particularly stable, on-going, skilled, and meaningful employment. While this project will unfortunately not provide Community Educators with a living wage, FLS hopes that by providing employment, professional support and training and an enhanced professional network, it will assist Community Educators to obtain secure and sustainable work.

Total Project Cost: $165201.00
Amount Requested (over three years): $144669.51
Panel Comments: The panel recognised the importance of FLN's role in providing community-led legal education and support, however the submission only meets one of the funding priorities of this grant. Therefore, the application was not found to be competitive in this competitive funding round.

ICG21/23-028: **The Social Studio**

Open Studio

Project Description: Open Studio is a new initiative of The Social Studio designed to engage young people (aged 12-25) from refugee backgrounds in a range of creative programs.

Open Studio will be a dynamic new program featuring creativity, diversity and opportunity. Focused on introducing students from refugee/migrant backgrounds to the possibilities of a career in the creative sector, Open Studio will deliver industry-based learning coupled with strong personal and professional development.

As a new project, the first stage of Open Studio will be a collaborative, exploratory process. Consulting with community and industry partners, we will work to identify appropriate programs to engage our target community. Programs are yet to be determined, but based on preliminary feedback and suggestions with partners including Collingwood College, Fitzroy High, and the Fitzroy Learning Network, programs may include something like the following:

- Creative holiday programs and after-school workshops
- Natural dyeing/tie dyeing
- Upcycle your clothes (eg, turn your jeans into shorts etc)
- Basic mending/hand sewing
- Sew a simple item (eg a tote bag)

Creative micro-courses
- Fashion Business Start Ups
- Fashion Business Marketing Essentials
- Fashion Merchandise planning

Creative short courses
- Pattern making
- Introduction to sewing
- Design thinking for innovation

Life skill workshops:
- Word readiness (CV writing, job-seeking, interview preparation, Australian workplace norms and culture)
- Financial literacy

Delivery of all programs will be accompanied by psycho-social supports provided by The Social Studio's Youth Coordinator.

Total Project Cost: $600456.00
Amount Requested (over three years): $122905.28
Panel Comments: While this is a positive project and offers the opportunity to enhance skills, it has not been recommended due to the large amount of unconfirmed funding specified in the budget, the relatively low reach of only 40 students and the high demands on this competitive funding round.

ICG21/23-029: **Raise Foundation**

Youth Mentoring for At-Risk Young People - Collingwood

Project Description: The Raise mentoring program at Collingwood College is a 23-week mentoring program for 15 young people in year 8 who have been identified as at-risk of disengagement and poor wellbeing. Evidence shows that Year 8 is a pivotal and vulnerable time in a young person's life. The young people are matched with a Volunteer Community Mentor who participates in best-practice training with Raise Foundation and works with the young person on an evidence-based mentoring curriculum to help them achieve optimal outcomes in relation to resilience, self-worth and engagement with education.

Volunteer Community Mentors are at the heart of our project. The Volunteer Mentors spend one hour each week with their mentee and an additional hour following that with their Program Counsellor who debriefs with them and helps them with any issues or skills development. The positive outcomes experienced by Volunteer Community Mentors in regard to skills building, knowledge of the issues facing young people, ability to mentor and a stronger sense of community connectedness also work towards our goal of building thriving, connected communities. Volunteers are well supported throughout the program by their Program

Counsellor as well as the wider VIC Programs Team. A graduation ceremony is held on the 23rd week of the program to recognise and thank the volunteers and acknowledge the progress made by the young people.

Total Project Cost: $104660.00
Amount Requested (over three years): $78140.47
Panel Comments: A deserving project but not supported on this occasion. This is a relatively large funding request which would benefit a small set of youth in one year-level at one school. The impact of the project is not as wide reaching as others. Preferable for council to support programs that are not school specific and are open to young people across a range of schools.

ICG21/23-031: **drummond street services**

Live Wires After School Program

Project Description: LiveWires (formerly delivered by Concern) is for children (aged 5-12 years) living at Collingwood Housing Estate involved in activities at an after-school program at Collingwood Neighbourhood House.

Building on the ongoing success of LiveWires, the drum will use expressive arts, crafts, cooking, Aboriginal art & culture, cultural diversity, gardening, music, dance, sport and mindfulness activities to provide experiential learning and build resilience.

LiveWires will run an early intervention after school program during the school term, twice a week. Be propose continuing to run the program in its current format based on consultation with children/young people, families and local services. The weekly and term-based program will be co-designed by children.

The funding will enable for two staff (who are public housing residents) to work with children/young people and their families. They will:
- lead the co-design process
- use lived experience and knowledge of early childhood development and parenting theory to support positive developmental experiences
- build pathways for support for vulnerable children and families by making referrals for support
- create opportunities for children/young people to connect outside the estate
- promote participants/residents contributions to the wider community
-ensure children's views and needs are heard by others
-- support volunteers and student placements to enrich the social experience of children and increase the capacity of the program
- build & strengthen partnerships to be further enrich supports for residents of the Collingwood Estate Community.

Total Project Cost: $429722.00
Amount Requested (over three years): $30452.25
Panel Comments: As drummond street services are already well-funded by Council through the Richmond and Collingwood Youth Program, the panel decided against recommending additional funding, despite this being a great program, due to the competitiveness of this grant round. The application would have been further strengthened by support letters from community partners and/or children's families.

ICG21/23-033: **Loom Arts and Management**

Open Access Studio

Project Description: Housed at Collingwood Yards in partnership with Barpirdhila Foundation, the Studio will provide space for artists with disability to build their capacity as artists, attend industry-lead masterclasses, and contribute their experience and talents to the incredible community of artists and organisations at Collingwood Yards.

The Open Access Studio program is a key component for the support and capacity building of Loom's artists. Loom's Studio program will provide workspaces, resources for both visual and performing arts, framing and exhibition of artwork, production of digital content such as showreels, headshots and cataloging work. Loom

will facilitate artist support and mentoring and provide year-round management of the Studio's operations.

Many artists with disability do not have access to professional studio space, and instead attend generalised day-service programs where they do not have the freedom of self-directed creative work. Loom's Open Access Studio program will offer one-on-one mentoring and support for artists to pursue the work they wish to and enable artists to complete commissions and other professional endeavours within appropriate timeframes, budget and to industry standard.

It is vital to Loom Arts and Management that the Studio is based in an environment such as Collingwood Yards in order to emphasise the importance of inclusion of artists with disability in the wider creative sector. Loom has already begun to establish many positive relationships with other organisations within the Yarra community. Support of the Open Access Studio program would enable Loom's artists with disability to build successful, on-going and positive careers within the arts sector.

Total Project Cost: $458974.00
Amount Requested (over three years): $106582.88
Panel Comments: The application was lacking detail around previous experience/successful projects in this area. It would have been good to see examples of creative mentors who may be involved and to have heard in more detail from partnering organisations in supporting documentation.

ICG21/23-034: **Lighthouse Foundation**

Community Connector Project

Project Description: Funding is needed to re-invigorate the YRC Community Committee (known as the Richmond Committee) after a 9-month hiatus owing to a resource shortfall and the effects of the COVID19 shutdown. Community committees are a crucial element of our specialist Lighthouse Therapeutic Family Model of Care™ (TFMC™), providing tangible support to our homes, carers and young people. Each lighthouse home is cared for by their own community committee made of 10 to 15 dedicated volunteers who work to ensure that 'their' local Lighthouse home remains open by supporting the basic needs of the home, carers and young people.

The COVID19 shutdown has had a devastating effect on our Richmond Committee with the shutdown of the YRC as a meeting place, making it almost impossible to keep in contact with our youth. Many young people experienced loneliness during this time and heartbreakingly, we lost two young people to suicide. Prior to the lockdown, both of these precious young people had been regular visitors at our YRC and tragically, one of these beautiful souls had in fact been a volunteer member of the Richmond Committee prior to the lockdown.

The Richmond Committee must now rebuild and re-establish contact and connection with our young people. Once reconnected, Lighthouse can again provide help in times of crisis when a slide back into homelessness might be a possibility. We believe the unusually high success rate of our young people permanently exiting homelessness is partially attributable to the ongoing 'aftercare' support we provide.

Total Project Cost: $135240.00
Amount Requested (over three years): $67238.57
Panel Comments: A worthy organisation but the application did not clearly set out what their project goals were. It was unclear if the intention was to establish a committee, respond to Covid or reactivate the group. As only 30% of the clientele is concentrated in City of Yarra, the panel has decided not to recommend funding at this time.

ICG21/23-036: **Carringbush Adult Education**

On the Same Page- Facilitating meaningful communication between CALD communities and agencies

Project Description: This project will support and facilitate meaningful and effective communication and engagement between hard-to-reach CALD community members and agencies that provide services and opportunities relevant to the community. We will employ our expertise in adult EAL and literacy and community development to provide professional guidance and support to community-facing agencies in reaching CALD individuals with low English language and literacy and increase those community members'

access and participation in City of Yarra's services, initiatives and community life. This will be achieved through the following activities:

- Providing feedback and support in developing written and visual information (e.g. flyers, surveys, digital communication) that is accessible to individuals with low language, literacy and digital skills
- Promote and co-deliver or facilitate information sessions, workshops and education programs. Carringbush will provide English language and literacy support to the CALD participants or audience
- Provide one-on-one or small group support to target community members in accessing services, programs and opportunities through facilitating referrals, supporting individuals in navigating systems and communicating their needs to the relevant organisations.

As an adult education provider regularly engaging with approximately 150 City of Yarra's CALD residents, Carringbush is often approached by other organisations to promote their services and consult with CALD communities. This project will enable Carringbush to facilitate meaningful and effective engagement between CALD individuals and service providers, increasing the inclusion of Yarra residents who face barriers to accessing information about support services and opportunities due to low English language and literacy, digital access and relevant social connections.

Total Project Cost: $166550.00
Amount Requested (over three years): $106582.88
Panel Comments: The program was similar to other programs currently operating and was not seen as clearly filling a gap in existing services. It has overlapping elements with the Fitzroy Learning Network's program. Due to a competitive funding round and limited pool, it has not been selected for funding in this round.

ICG21/23-038: **Anglicare Victoria**

A New Multicultural Community Hub Model of Emergency Relief to Prevent Long Term Disadvantage

Project Description: Anglicare Victoria (AV) seeks to pilot an innovative new model of Emergency Relief (ER) provision from our ER premises, Mission House, in Fitzroy.

The pilot provides a vital multicultural access point for local migrants, refugees and people seeking asylum seeking ER support – many of whom don't receive welfare payments or have been devastated by job losses/insecurity associated with the pandemic and economic recession.

Onsite co-located services offered by AV and/or partner agencies will tackle other complex vulnerabilities associated with poverty - reducing risks of entrenched disadvantage. Services will include financial counsellors, employment support, mental health services and family violence workers.

Based on surging demand for ER assistance at Mission House this year, we estimate this pilot will support 400 new migrants in the City of Yarra annually. This is in addition to the 1000 individuals facing financial hardship that normally access ER support at Mission House.

Migrants account for the vast majority of individuals and families that request emergency relief support from Mission House. Our co-located model will serve to expedite access to important cultural and mainstream services.

Many vulnerable migrants feel reluctant to engage with mainstream services or simply can't attend. Language and cultural barriers exist, and the overly complex nature of our service systems can prove difficult for migrants to navigate.

Results from this pilot will help build a case for alternative model for ER that includes relevant co-located services rather than siloed and stand-alone ER Centres to support migrant communities to prosper in the long term.

Total Project Cost: $951774.00
Amount Requested (over three years): $150732.55

Panel Comments: The panel recognised a definite need for this service, but has identified it as overlapping with similarly offered services from Asylum Seeker Resource Centre, Fitzroy Legal Service, Fitzroy Learning Network, Brotherhood of St Laurence. The application would have been strengthened by cross-sector support.

ICG21/23-039: **SisterWorks Inc**

Social Enterprise Capacity Building

Project Description: The SisterWork model is centred around a Social Enterprise model. Each time a SisterWorks product is sold, more income is produced and more opportunities are created for vulnerable migrant, asylum seeker and refugee women to be engaged in the program. SisterWorks believes that through both work and entrepreneurship women can be empowered. Thus, through our social enterprise program, SisterWorks teaches women that they can add value and earn money; despite the barriers they have faced in gaining employment. This improves their confidence in their skills and abilities, while also providing women with a sense of community and belonging.

The long term aim for the SisterWorks Social Enterprise is to be self-sustaining.

Total Project Cost: $586800.00
Amount Requested (over three years): $154173.65
Panel Comments: While Sisterworks has been funded consistently through the Annual Grants program and the panel is in full support of the group's purpose, this application did not provide enough evidence that it fulfils a pressing need in the community. With only 50% of the group based in Yarra and a competitive funding pool, it has been unsuccessful on this occasion.

ICG21/23-040: **GR8M8S Foundation Inc**

Toolangi Adventure Sports Camps (TASC)

Project Description: TASC provides young people aged 13-18yrs living on the Yarra High Rise Estates (Richmond, Collingwood, Carlton & Fitzroy) an opportunity to develop strong community enfranchisement with peers and receive ongoing mentoring to reduce the risk of criminal involvement. TASC is a four day school holiday camp program which visits the idyllic bush setting of Toolangi and hosts a range of team-based activities, fostering soft skill development, sports specific skills and broadening the experiences of young Yarra High Rise Estate residents.

TASC seeks funding to contribute to costs of the 5 camps per year during school holidays. TASC alternates between basketball and soccer activities, and boys and girls camps each program.
TASC attendees are assorted into teams according to mutual needs and are encouraged to build teamwork skills throughout the camp in a series of mock competitions over the curse of the program. The team-based activities are centred on outdoor activities such as basketball, soccer and a Outdoors Inc adventure-based activity, whilst also incorporating the crucial life skills such as cooking, cleaning, activity planning and working in a team environment.

Other sessions hosted by our implementing partners include: a Melbourne Victory soccer clinic, Hoop Dreams basketball clinic and leadership and teamwork session by the Western Bulldogs Community Foundation. TASC planning and implementing partners include Yarra Youth Services and Victorian Police. Camp facilities in Toolangi provided by Anglicare Victoria.

Total Project Cost: $104150.00
Amount Requested (over three years): $91356.75
Panel Comments: Although this is undoubtedly a valuable community project, the application itself could be improved. The budget was incorrect and makes it hard to ascertain what the funding would be used for. The project plan is incomplete and some of the references to the need are very old. Funded through the Annual Grants 2021.

ICG21/23-042: **Centre For Projection Art**

INCEPTION - engaging Yarra's young people through the creation of Public Art Projection

Project Description: INCEPTION is a new program engaging young people from Atherton Gardens Cubbies and Yarra Youth Services (YYS) to explore and create projection art to share with the wider community. Presented by Centre for Projection Art, INCEPTION will focus on a young people collaborating with a lead-artist and each other to work on public art projection outcomes that can be shared annually with the Yarra community.

Exposure to new media, digital and public art is important for children to explore creativity and essential for their development. Through INCEPTION, middle years children from Cubbies (ages 10-12) will learn new skills about the creation of public art and the impact it has in engaging community. They will experience an accessible way of making, creating art and sharing artworks with their community who may otherwise not experience art in the mainstream. This project will also provide a connection to the wider Atherton Gardens Housing Estate community, with the final animated artwork to be displayed as part of the Gertrude Street Projection Festival, visited by up to 50,000 people each year. These children will be ambassadors of their community, the festival and Yarra, instilling their values and visions through their art to the festival audience.

Collaboration with YYS Artist-In-Residence program will assist in developing these projection works. Centre for Projection Art will mentor YYS artists, developing their skills for working on community projects, with a vision that these artists will become the lead-artists facilitating the cubbies program in future years.

Total Project Cost: $128203.00
Amount Requested (over three years): $43698.98
Panel Comments: Potentially this is a very exciting project, however the application lacks evidence of demand within the local community and presents a relatively high cost per participant, especially in such a competitive field. It would have been beneficial to see how young people would progress by the end of the program. The application would have been strengthened by a letter of support from YYS and young people's voices and indicating the targeted groups interest or previous connection to the festival.

ICG21/23-043: **CLIMARTE Inc.**

The CLIMARTE Space

Project Description: The CLIMARTE Space will be a dedicated, collaborative and inclusive community space from which to exhibit, debate and advance art, science, ecology and culture for the common good. Each year seven themed group exhibitions will be presented in an accessible North facing site located at 120 Bridge Road, Richmond. Inspired by literature that celebrates the natural world (a poem or line from a novel or even a single powerful word in any language for instance) each exhibition will be accompanied by a series of public conversations involving the participating artists and guest researchers, writers, activists and/or other suitable community leaders working in areas of social justice offering diverse perspectives that foster a whole systems approach to the climate and biodiversity and inequity crises we collectively face. 3D virtual tours of the shows, along with webinars of the public conversations, will also be available via CLIMARTE's website. In providing key information and programs in creative and accessible ways free of charge, the CLIMARTE Space will also assist in connecting visitors to active community-based art, climate and sustainability projects locally and beyond. Given the City of Yarra's visionary leadership in advancing plans for a cleaner and fairer society, we could not be more excited and prouder to be basing our Space marrying art, ecology and culture on Richmond hill.

Total Project Cost: $384500.00
Amount Requested (over three years): $152261.25
Panel Comments: The project proposal appears underdeveloped - in particular that there are no other agencies aware of CLIMARTE's plans re this space, and a lack of other letters of support. Budget was not sufficiently detailed. Panel suggests that CLIMARTE could partner with local businesses in the City of Yarra to fund an artist / prize each, therefore increasing the audience and awareness of the program, climate change and reach for these artists.

ICG21/23-044: **STREAT Ltd**

Attachment 1 - ICG 2021-23 Recommendations Report Attachment One

Green jobs for an Incr-edible City

Project Description: We're currently facing two catastrophic challenges: mass unemployment disproportionately affecting marginalised young people, and the need for rapid climate adaptation. This project addresses both.

In early 2021 STREAT will build a training hub at the Collingwood Children's Farm (CCF) to kick-start new training and employment pathways for marginalised young people into urban farming. This will be done in partnership with four Melbourne social enterprises: CCF, Cultivating Community, Melbourne Farmers Markets and CERES. This pathway will contain three 'stepping stones', an 8-week pre-vocational program, an accredited 6-month Certificate II program, and a 6-month employment program. Trainees will also gain life and work readiness skills and 'on-the-job' training in the gardens of our social enterprise partners. STREAT's youth team (clinical psychologist, youth and social workers and employment specialists) will ensure trainees have the supports and specialist services they need. We will train 125 young people across three years.

Just as we've built a hospitality portfolio over the last decade, we'll build a horticulture social enterprise to install and maintain bountiful veggie gardens and run weekend workshops for local residents to learn to do the same. In addition to creating more green jobs for our graduates this will help sustain this program beyond three years.

We now have the site, the major social enterprise partners and two major funders for this innovative project. We're ready to create a new generation of young urban farmers to help build the Incr-edible City we're dreaming of.

Total Project Cost: $1688250.00
Amount Requested (over three years): $152261.25
Panel Comments: An exciting and ambitious project, however the applicant has stated that if less funds were granted, they would not change the project but seek funds elsewhere. The project is already well funded through multiple funding sources, and with Yarra not a specific cohort of recipients, it has not been selected for funding on this occasion.

ICG21/23-045: **GR8M8S Foundation Inc**

Yarra Wild Beasts Basketball Program (YWBBP)

Project Description: he Yarra Wild Beasts Basketball Program (YWBBP)) was developed in 2010 in relation to community consultation held in line with the Yarra Blue Light weekly sports and recreation programs evaluation process. An aspiration for a dedicated local African youth basketball team was evident.. Being part of the WBBT allows local young people (13-25 years) to connect with other friends whilst participating in the Adelaide Easter Classic each year.. This community basketball program also allows the young locals to increase their skills and live out their basketball passion with others in their community. In 2021 the squads will be participating in the Easter Classic.. There will also be a regular training program conducted leading up to the Tournament on the newly built Collingwood College Basketball Courts..

Total Project Cost: $120700.00
Amount Requested (over three years): $60904.50
Panel Comments: It is unclear from this application (the second in this round from GR8M8S) as to why additional funds are needed, making it difficult to justify funding. The application would have benefited from some more updated evidence of need, as well as support letters from young people, families, and other organisations. The project plan was incomplete. Testimonials from past participants, underlining what they've got out of the program, would also add weight to the application.

ICG21/23-046: **Open Table**

Free and Fair Food

Project Description: Open Table's Free and Fair Food project will provide much needed food relief to vulnerable residents of Yarra. Free and Fair Food will be a welcoming and accessible food bank that provides reliable access to free fresh and nutritious food for people experiencing food insecurity. This project will aim to improve social isolation by providing a safe, open and welcoming space for Yarra residents to connect

directly with others, building social capital.

Food distributed through the Free and Fair Food project will be donated surplus from large food rescue organisations including Foodbank, Secondbite and Ozharvest as well as local businesses. The project will share our vision for reducing food waste, by providing educational workshops, resources and recipes to further reduce any food ending up in landfill. This project will allow us to expand our existing volunteer opportunities, open to locals diverse in age and cultural backgrounds.

Free and Fair Food will run as a pop-up free food market. These markets will run weekly in community venues that are accessible to vulnerable groups. This project will be a place based, collaborative and localised response to the recent increase incidence of food insecurity. Our existing partnerships with local not-for-profit community organisations, Yarra Libraries, neighbourhood houses, local businesses and large food rescue organisations allow our small organisation to be agile and creative in responding to this need for access to free fresh food for many of our communities' most vulnerable members.

Total Project Cost: $841352.00
Amount Requested (over three years): $98969.81
Panel Comments: The panel has identified similar programs provided by other community groups and neighborhood houses, and sees the potential viability of the group to deliver a scaled back version of the project without funding and in collaboration with other groups. Therefore, due to limited available funding and the competitive nature of the grant, this has not been selected for funding on this occasion.

ICG21/23-048: **Uniting Vic. Tas.**

Housing Estate Energy Support Program

Project Description: The Housing Estate Energy Support Program will focus on delivering energy support and literacy to vulnerable households within the Yarra Council public housing estates.
Program deliverables will include:
1. Co-design up to 3 energy advice and literacy workshops each year in collaboration with specific CALD groups (after discussion with tenants, on-site support services and community organisations to determine which groups are most vulnerable/need support) within the nominated housing estates, to ensure the workshops and their delivery method respects and fits the needs and capacity of the estate's CALD communities
2. Deliver up to 6 on-site/virtual workshops (delivery method will depend on community need and health regulations during the period of the program) for the nominated housing estate tenants on topics such as:
- Household energy efficiency advice
- How to read and understand energy bills
- How to get support when households are struggling to pay their bills and understanding their rights in the energy market
- How to do basic household budgeting
- How to contact your retailer to set up an affordable payment plan
- How to find the cheapest energy deal for your needs
- How to check that any eligible concessions are applied to your bill and what to do if they are missing
- How to apply for a State Government grant to help reduce energy debts (where eligible)
- Where to go for extra support

3. Support up to 3 x CALD community champions each year with training and mentoring from Uniting energy advisors

Total Project Cost: $156395.00
Amount Requested (over three years): $145290.74
Panel Comments: The submission seems quite formative at this stage: with no supporting evidence of partners or community support in particular. The applicant does refer to 'time constraints' re gathering this evidence. They also refer to a 'trial' in one house estate. Recommend they apply for an Annual Grant in June this year.

ICG21/23-049: **Artful Dodgers Studios (Jesuit Social Services)**

Rudder - Living and Learning Mentor Program

Project Description: 'Rudder - Living & Learning Mentorship' is a personalised mentoring program giving highly marginalised young people the opportunity to work individually with a mentor to discover aspects about themselves so as to enable them to make decisions about their lives from a powerful, healthy place and to better navigate the world at large (socially, economically and educationally).

Participants will be encouraged to address the barriers they are facing in a productive manner, and to see complexities in the past as potential skills which can be utilised in the future. This program will help young people explore not only the education system, but to also gain a broader understanding of the variety of available employment opportunities, and how to successfully build towards achieving their goals.

The program will provide skilled one-on-one specialist support, and connection to education, employment and training pathways. The project model is based on the Artful Dodgers Studios working experience whereby a time-rich, nonlinear, flexible, informal, relationship-based approach ultimately results in the best sustained outcomes for participants.

Mentor and mentee will meet 1-2 times per week for 8 weeks working through a personalised plan that reflects the particular needs of that young person. The mentor will employ a holistic approach, using a variety of tools, activities and approaches, dependent on individual needs. After this time contact will be be on an 'as needs' basis for a period of up to 10 months.

All clients will have ongoing access to the Artful Dodgers Studios' support, peer community and programs.

Total Project Cost: $118860.00
Amount Requested (over three years): $89590.52
Panel Comments: Great initiative but not very Yarra specific. Given the demands on funding, this submission lacks sufficient weight to support funding - especially because of the lack of evidence of community support and partnerships.

ICG21/23-050: **drummond street services**

LiveWires- Holiday Program

Project Description: LiveWires (formerly delivered by Concern) is for children (aged 5-12 years) living at Collingwood Housing Estate involved in activities at a school holiday program. It will combine a mix of activities on the Collingwood Estate, in the City of Yarra and outside the LGA, where children/families may have not had the opportunity visit. Families will be included in our activities.
Building on the ongoing success of LiveWires, the drum will use excursions, onsite activities (including expressive arts, crafts, cooking, Aboriginal art & culture, cultural diversity, gardening, music, dance, sport, and mindfulness activities) to provide experiential learning and build resilience.
The program would run 2 days per week of the school holidays between 8:30am - 4:30pm (for a minimum of 6 hours).
We will provide a variety of activities that include fun, engaging and participatory learning experiences for young people and their families living at Collingwood Housing Estate.
The holiday program aims to cater for about 20-30 children, two days per week during school holidays four times per year. We will facilitate this program with support from the LiveWires Facilitators, 10 and at least 5 partnering agencies per year. 20 parents usually attend, providing them with a social connection with members of their community.
Our activities will be developed using a co-design process, with staff (with lived experience), children, families/carers provide positive experience for children and families.

Total Project Cost: $80769.00
Amount Requested (over three years): $30452.25
Panel Comments: A well-written application, however the Panel suggested drummond street services should be pairing with the regular after-school program, rather than duplicating services. Considering other funding available to them and limited funds available from Yarra this was not recommended for funding on this occasion.

Attachment 1 - ICG 2021-23 Recommendations Report Attachment One

12.8 Annual Grants 2021 Recommendations Report

Executive Summary

Purpose

This report seeks Council endorsement of the community grants panel's recommendations for the Annual Grants 2021 program.

Key Issues

The Annual Grants program was postponed due to the COVID-19 pandemic and the roll out of our quick response grant program. Normally the grants open in June and are endorsed in November, but in 2020 they opened in October and will be endorsed in February. The program continues to strengthen the community sector through providing a flexible and responsive source of funds to community-based not-for-profit organisations. The funding is used to support projects that deliver outcomes aligned with the Council Plan and target the areas of highest need within the community. A total of 198 applications were received across six categories of grants. This is down from 267 last year. Many of the groups did not reapply as they had not yet spent last year's grant due to the pandemic.

Financial Implications

One hundred and forty-three applications have been recommended to receive funding totalling $939,273. The 2021 Annual Grants budget was approved by Council in the Community Grants Program 2021 Initiation Report on 21 July 2021.

PROPOSAL

That Council endorses the Community Grants Panel's recommendations for the Annual Grants 2021 program as presented in the attachment to this report.

12.8 Annual Grants 2021 Recommendations Report

Reference	D21/4594
Author	Michael Van Vliet - Team Leader Community Grants
Authoriser	Director Community Wellbeing

Purpose

1. This report seeks Council endorsement of the community grants panel's recommendations for the Annual Grants 2021 program.

Critical analysis

History and background

2. Yarra City Council's Community Grants Program is a significant investment in the community. It is one of Victoria's leading local government grant programs, through which Yarra has established a reputation for its strong support for the community.
3. The Community Grants Program aims are to:
   (a) develop partnerships between Council and community groups to achieve Council's strategic directions;
   (b) direct resources to both the emerging and specific needs of disadvantaged groups;
   (c) develop a positive approach to the resolution of local social issues;
   (d) support local groups, activities and community connectedness; and
   (e) support community organisations to develop skills and increase community participation.
4. The Annual Grants program is one of the primary avenues of support by Council to community-led projects and activities. The grants provide funding to a wide range of activities by some of Yarra's leading not-for-profit organisations and grassroots community organisations as well as to individual artists.
5. A total of 198 applications were received across seven categories of grants requesting a total of $4.4m funding. This represents a decrease in demand from previous years, due mainly to some groups (who were allocated funding in 2019/20) being unable to deliver their respective funded programs during the COVID-19 period. These groups will subsequently deliver those programs during this year and therefore have not requested additional support for this year.
6. This year, a further one hundred and forty-three applications have been recommended to receive funding totalling $939,273. Total funding pool available across all the streams is $992,888.
7. Following assessment by the panel, a total of $53,615 remains unallocated, due primarily to only one application being received the community housing stream ($10,000 is recommended for allocation from a total pool of $53,500) and further modest savings of approximately $10,000 in the community development stream, noting that the panel did not recommend that any further projects in this stream be funded.
8. In the light of fully subscribed programs in other streams and that there is significant residual activity still to occur from some of last year's recipients, officers recommend that this underspend be recognised as a saving for this year only, particularly given Council's current financial position due to COVID-19.

9. On 21 July 2020 Council approved the Annual Grants 2021 objectives, guidelines, assessment process and budget in the Community Grants 2020-2021 Initiation Report. The Annual Grants were open for applications for six weeks between 15 October and 29 November 2020.

10. The Annual Grants are divided into six funding categories: Community Development; Arts and Culture; Family, Youth & Children; Sport and Recreation; Community Housing; and Climate Action.

11. The Annual Grants are subject to regular review to improve the administration of the program and accessibility for applicants. Feedback provided by previous grant applicants, Council officers and other local government grant makers was incorporated into the current program.

12. Consultation and engagement activities were undertaken to support access to the grants program. Applicants were advised to contact Council officers before submitting their application to discuss project ideas and gain assistance with the application process, including understanding program objectives, criteria and eligibility requirements.

13. The 2021 Annual Grants program was postponed due to the COVID-19 pandemic and the roll out of our quick response grant program. Usually the grants open in June and are announced in November, but in 2020 they opened in October and will be announced in February, subject to endorsement from Council.

Discussion

14. There are no issues for discussion.

Options

15. There are no options presented as part of this report.

Community and stakeholder engagement

16. The Annual Grants are a competitive grant round and the recommendations are made by external panels comprised of community representatives. The assessment process comprises the following stages as listed in the Initiation Report:

    (a) Stage 1: An eligibility check conducted by Council officers;

    (b) Stage 2: Internal Assessment. Council officers assessed the applications against a series of criteria endorsed by Council and includes the capacity of the applicant to deliver on project outcomes, clearly defined project aims, a complete and realistic budget and alignment with Council funding priorities;

    (c) Stage 3: Community panels assess the applications and decide on the final recommendations to Council. Community panels are comprised of external experts along with some Council officers with relevant knowledge; and

    (d) Stage 4: Final Council endorsement.

17. Council officers from the Sustainability team, Family, Youth and Children, Sport and Recreation, Arts and Culture, and the Community Development unit are closely involved with the grant assessment process. Officers from each unit help determine the grant criteria and oversee the panels which make the grant recommendations.

18. We seek feedback on the grants process from Council Officers and have created a culture of continuous evaluation and improvement.

19. Personal assistance in completing grant applications was provided to 30 groups from culturally and linguistically diverse backgrounds (CALD). The grants unit assisted groups to clarify their projects, develop project plans and provided technical assistance to submit the applications using the online grants management system. Interpreters were used as necessary.

20. It is proposed that the 32 applicants under the Community Strengthening stream of grants, who mainly consist of CALD elderly groups, be offered a three-year funding agreement. This will assist the groups to plan their activities with a set amount of expected income over several years. The recommended grant amounts range from $2,000 to $4,000 per annum. This will save on the administrative burden to these groups having to apply annually for their grant, which is essentially an organisational support grant. They will still be required to report annually on their spending and acquit the grant on an annual basis.

Policy analysis

Alignment to Council Plan

21. The 2017 - 2021 Council Plan closely guides the Community Grants objectives. Community Grants are intended to support the delivery of the Council Plan and are a key way in which those objectives can be achieved in partnership with the community.

22. All seven strategic objectives of the Council Plan are supported through the Grants Program:

    (a) Community health, safety and wellbeing - The Community Grants Program provides a flexible and responsive source of funds to support projects and initiatives within the not-for-profit community sector. The program also supports community organisations within the recreational and sporting sector, to encourage greater participation and strengthen their capacity to deliver additional activities for the wellbeing of the whole Yarra community;

    (b) Inclusion, diversity and uniqueness - The Community Grants Program supports Council's commitment to social justice and social inclusion principles and provides support to communities living in Yarra's public housing estates. The program empowers community groups to offer inclusive and diverse activities, services, information and cultural celebrations, particularly in the arts and cultural and community development stream;

    (c) Sustainability and the natural environment - The provision of a Sustainability Stream in the Annual Grants provides support to local community groups through community education and engagement in environmental sustainability. All applicants are asked to consider the environmental impact of their project;

    (d) The character and heritage of the city - The community grants contribute immeasurably to Yarra's cultural heritage. The extra support provided to local community groups, schools and artists to run their projects, adds to the diversity of activities available for residents to participate in. Many of the grants celebrate and build on the cultural heritage of Yarra;

    (e) Local businesses prosper and creative and knowledge industries thrive – The Community Development grants support a stream of grants providing funding and support to social enterprise small businesses within the City of Yarra. $30,000 was awarded to three small businesses through the social enterprise stream;

    (f) Connectivity and travel options are environmentally sustainable, integrated and well-designed – The Community Strengthening stream of grants encourages projects that support community members to cycle and adopt cycling as a long term transport alternative, and help to improve perceptions of cyclists among non-cycling road users; and

    (g) Transparency, performance and community participation - Yarra City Council's Community Grants Program is a recognised leader among Local Government in Victoria. As well as having one of the largest grant programs, Yarra's grants have been an innovative means of connecting with and supporting local communities and our administrative processes are highly regarded by other councils. The community participate in the deciding of the grants through the community panel making the recommendations.

23. Other key strategic plans and policies which inform Annual Grants include the 0-25 Years Plan 2018-2022 – Early Years, Middle Years and Youth, Access and Inclusion Strategy 2018-2024, Active and Healthy Ageing Strategy 2018-2024, Multicultural Partnerships Plan 2019-2023, Yana Ngargna Plan, Climate Emergency Plan 2020-2024 and the Yarra Volunteering Strategy 2019-2023.

Climate emergency and sustainability implications

24. The Climate Action stream aims to encourage and support projects that align with the Yarra Environment Strategy.

25. At its 21 July meeting Council resolved to increase the pool for the Climate Action Stream in the Annual Grants for 2020-2021 only by $30,000, bringing the total funding pool to $80,000. This additional amount was allocated from part of the unallocated COVID-19 Community and Economic Support Package funds intended for resilience and recovery, and that the total pool in that fund be accordingly reduced by $30,000.

26. In 2021, this stream had 15 applications requesting $120,000 for projects totalling more than $1m in value. Twelve applications have been recommended to receive $80,000 in funding. This is an increase from last year where just six applications were awarded $42,000 in total. Recommended projects address issues such as climate action, waste reduction, recycling, food security and environmental sustainability.

27. Applicants were advised that Council will give preference to those who consider incorporating activities that improve the sustainable outcomes of their projects. The application form requires applicants to consider ways of reducing and reusing resources.

28. Annual Grants applications are submitted and managed through an online grants management system. The online system means that applications do not need to be printed as the assessment process is performed online. The online grants management system has resulted in a dramatic reduction in the amount of paper used in the grants process.

Community and social implications

29. Annual Grants aims to address a number of social needs across such areas as: arts and culture, sustainability, community development, sport and recreation, family, children and youth. The following social objectives are addressed within the grants program as they build a sense of community through:

    (a) cultural activities (community celebrations, observance of traditional celebration days, cultural festivals and events);

    (b) recognition of diversity (projects that strengthen Yarra's diverse community or celebrate and recognise diversity);

    (c) social cohesion (projects which seek to bring people together and support the development of communities with shared aims and aspirations); and

    (d) promoting and improving community health and wellbeing through:

    (e) recreation opportunities (sports, social recreation, walking and improving access to recreational activities);

    (f) improving health and wellbeing (food insecurity, nutrition, skills development, health information, social engagement and support); and

    (g) promoting community safety through diversionary or preventive projects.

30. Fifty-nine applications (30% of all applications) were for projects that take place in one of Yarra's public housing estates or primarily engage public housing residents.

Economic development implications

31. The Annual Grants continue to strengthen the community sector through providing a flexible and responsive source of funds to community-based not-for-profit organisations. Funding is used to support projects that deliver outcomes outlined within the Council Plan and target the areas of highest need within the community. The ultimate aim is to improve the long-term outlook for local families and businesses through strengthening the capacity of the local not-for-profit sector and generate economic activity.

32. Annual Grants also redistribute funds to the disadvantaged in the community. The festivals and events bring economic benefits and assist with branding Yarra as a destination city. Projects that support new arrivals, young people and families through skills development or projects that support service coordination have a direct economic benefit.

Human rights and gender equity implications

33. The Annual Grants Guidelines are in alignment with the Victorian Charter of Human Rights and Responsibilities Act 2006 and actively supports people to participate in and contribute to their community.

Operational analysis

Financial and resource impacts

34. The total budgeted amount for the Annual Grants 2021 is $983,888. A total of $939,273 has been recommended for 143 grants. This is a slight increase from 2020 where $934,760 was awarded to 150 grants.

35. Applicants were asked to specify the total cost of their project, as well as the amount requested from Council. In total, more than $1.6m was requested for projects worth more than $9m.

36. Council is enabling larger projects to take place through its funding. For example, if the total cost of a project is $10,000 and $2,000 is requested with the remaining $8,000 to be raised by the community or provided by in-kind donations or other grant funding, then Council's $2,000 enables a $10,000 community benefit. **Table 1** shows that $939,273 of Council funding enables projects to occur that have a dollar value of more than $4.2m. This does not include the sizable social value also generated by these projects.

Table 1

Overall spending on Grants by Council	Overall project value that Council has enabled	Leverage potential of Granting
$939,273	$4,200,000	$1 spent: $4.50 value

Legal Implications

37. There are no legal issues identified within this report.

Conclusion

38. The recommendations for Yarra City Council's Annual Grant program for 2021 are provided in the attachment to this report. All applicants are to be commended for their efforts to improve local amenity through their work. The grants round is competitive and there is a significant commitment from the citizens of Yarra and local groups and organisations to be involved in this process to the benefit of all.

39. The 2021 Annual Grants is one of the major ways in which Yarra City Council demonstrates its commitment to supporting the community and highlights the diversity of community-initiated projects, events and activities that take place across the municipality and making Yarra such a vibrant place to live.

RECOMMENDATION

1. That Council:

   (a) endorse the Annual Grants 2021 Community Grants panel's recommendations as listed in Attachment 1 to award 143 grants totalling $939,273;

   (b) notes that an amount of $54,615 is unallocated against the community housing and community development streams combined;

   (c) approve three-year funding to 32 CALD senior organisations as outlined in the Community Strengthening stream section of Attachment 1; and

   (d) thank the members of the Community Grants Panels for their time, deliberation and commitment to Yarra's Community Grants program.

Attachments

1⇩ Annual Grants 2021 Recommendations Report Attachment One

ANNUAL GRANT 2021 RECOMMENDATIONS

Recommended

ARTS DEVELOPMENT

AG21-00154: **Dancehouse Inc**

Now Pieces

Project Description: NOW PIECES is a monthly performance event at Dancehouse throughout 2021.

Curated by local artists (Kevin Jeynes and Paea Leach) and featuring between 2-6 artists at each of the 11 events, NOW PIECES is billed as a casual regular Sunday evening 'scratch night' free (or by donation) to audiences.

NOW PIECES can accommodate any local dance artist or style interested in improvisation. Each NOW PIECES will feature a mixture of artists and practices and welcomes dancers back to performing for audiences, and in each other. The event is gentle, considered and a regular touch-stone to promote exchange, dialogue and movement: community-building one body at a time and encouraging the dance community to recover after COVID.

Importantly too, NOW PIECES welcomes audiences back to theatre and dance after a long hiatus. NOW PIECES is a friendly way to return to live performance and experience the works of local dance artists in a casual, COVIDSafe setting.

NOW PIECES will have 11 presentations in 2021 and feature 44 independent local dance artists. NOW PIECES is an old idea in a new setting; building on decades of history and research to honour and reference similar dance improvisation and monthly performance events across Queensland, Victoria and New South Wales.

Total Project Cost: $54502.00
Amount Requested: $20000.00 **Minimum Required:** $11825.00
Recommendation: $11,825.00

Panel Comments: A timely and strategic project to support the return of artists and audiences after the long COVID hiatus in 2020. A project that Dancehouse can deliver successfully. This is a strong application but due to competitive nature of funding stream, only part funding recommended.

AG21-00192: **Forest Collective**

In Focus: Forest Collective 2021 season (publicity, marketing, Welcome to Country)

Project Description: In 2021 Forest Collective will present In Focus – a series of four chamber music events that explore and interrogate different aspects of contemporary life. Over a total of 10 performances, we will provide unique, diverse, and engaging chamber music experiences in a COVID Safe environment. The centrepiece of this project will be a series of new commissions by some of the most original voices in contemporary composition, including Dan Thorpe, Cat Hope, and Emily Koh. The project will take place at Abbotsford Convent.

Forest Collective regularly creates and performs in and to City of Yarra audiences, with a strong presence in Abbotsford Convent and other smaller arts hubs such as Collingwood Arts Precinct, 75 Reid Street, Fitzroy Town Hall, and local community spaces such as St Stephen's Anglican Church and Richmond Uniting Church. After successful collaborations with Abbotsford Convent for the 2019 and 2020 Midsumma Festivals, including the premiere of a new ballet-opera Orpheus, Forest Collective will once again partner with Abbotsford Convent for their 2021 concert series. The project will continue our commitment to presenting diverse and experimental programming with a wide audience reach and marketing support.

In addition to Abbotsford Convent (co-presenter and venue partner), a host of other partners will also contribute to this project, either financially or in-kind, including , Underground Media (multimedia partner), CutCommon (media partner), TickTick (publicity partner), and MoonDog (beer partner). Funding support will go towards a Welcome to Country for each of the four projects, marketing and publicity, with TickTick (publicity partner) and Underground Media (multimedia partner), and to support promotion in the City of Yarra.

Total Project Cost: $219134.00
Amount Requested: $8000.00 **Minimum Required:** $6500.00
Recommendation: $6,500.00

Panel Comments: Well-regarded CoY based musical collective with demonstrated ability to realise projects. Comprehensive and well-documented proposal with clear budget breakdown. Substantial other funding required but organisation but is being sought. Good in kind support.

AG21-00151: **Ms Yumi Tsuchiya-Umiumare (Auspiced by Auspicious Arts Projects)**

ButohOUT! 2021 - New Ab/Normal

Project Description: The 5th iteration of ButohOUT!, a collection of events inspired by the dance theatre artform of Butoh, explores the artistic theme 'New Ab/Normal' during the post-pandemic era with the question: what is normal? Led by artistic director Yumi Umiumare (AUS/JPN) and the producer Takashi Takiguchi (AUS/JPN), it offers five public workshops including one for children and seniors, a performance-making laboratory, a forum and two performance presentations, one at Dancehouse and the other at Abbotsford Convent (AC).

ButohOUT! 2021 will undertake a series of activities to respond to our urgent question of 'what is normal?' through the anarchic and idiosyncratic form of Butoh. What we used to think as 'normal' is no longer so. The term, 'new normal' has been coined, which contains the paradoxical nuance that an abnormality can become 'normal'. We hang onto a semblance of normalcy like a security blanket - but why?

Forming a creative team of new collaborators, Emma Bathgate(Voice), Jacqui Stockdale(Visual Arts) and Ai Yamamoto(Sound), ButohOUT! 2021 will develop and present two new works, through a series of public workshops and creative laboratories, to amplify diverse voices in contemporary dance/theatre work.

We will deliver three core activities:

(i) A site-specific performance & installation at Dancehouse in March 2021
The first creative development with eight ButohOUT! Ensemble members was completed in Aug 2020.

(ii) One-week performance season at Abbotsford Covent in May 2021
A new performance work with live voice and sound, visual installation and collage, run by the creative team of professional artists, ButohOUT Ensemble, and long-term associate Dan West (Sound).

(iii) Five public workshops and a forum between Feb-April 2021
Series of workshops appealing to members of the public with diverse ages, gender, cultures and body condition. The materials collected will be embedded into the performance season.

Total Project Cost: $83232.00
Amount Requested: $8000.00 **Minimum Required:** $
Recommendation: $8,000.00

Panel Comments: A high quality proposal from a creatively challenging company at the intersection of dance, performance, visual arts, installation and digital media. The workshops, forums and performances raise questions and offer space for reflection on the here and now.
Offering specialist workshops that are sure to uniquely engage and challenge.

AG21-00191: **Mr Aaron Claringbold**

Tracks

Project Description: This application seeks funding for the continued development and screening of new photographic/moving image work by Rebecca McCauley and Aaron Claringbold; examining fantasy, fragility, colonial mythology, and its contradictions across so called 'Australia'.

The work will be realised as a short run of screenings/performance lectures held in 2021 at Long Play Cinema (Fitzroy), with a view to pursuing future touring opportunities beyond that outcome. Alongside employing a First Nations consultant, the artists will work with artist film-maker Paddy Hay, and composer Louis Marlo, all of whom will be funded by this grant, and are based within Yarra.

Today, tracks that early colonial explorers travelled and died upon can be covered in hours. These 'nation forming' journeys of hardship are enjoyed with snacks from the comfort of air-conditioned SUVs; memorialised through the naming of places, on plaques by public toilets and rest-stops; they are sold back to us on souvenir stubby holders, and are formative in the migration routes of fleets of grey nomads.

The echoes of the archetypal 'explorer/battler' permeate our consciousness and media landscapes in varied ways, and manifest themselves in half-remembered appeals that clash with the reality of the lives of leisure and abundance enjoyed by white Australia. Today, sites of settler-colonial struggles against and upon the land operate as tourist hotspots; photo destinations in our mobile, leisure-filled lives.

Sequences of our photographic/moving images will be used alongside Australian advertising material and Google-maps imagery of monuments to colonial explorers, highlighting how fantastical these archetypes have become. The project takes the form of a live narrated video work, mining the chasm between the reality of how we see and move across the land, and the imagined Australian identity sold to us through popular culture — sketching the fragility and fantasy of settler Australia's collective psychosis.

Total Project Cost: $10360.00
Amount Requested: $5560.00 **Minimum Required:** $3970.00
Recommendation: $5,560.00

Panel Comments: Interesting proposal from established local creatives. Historical and post-colonial focus is relevant to CoY and inclusion of Indigenous perspective is important. Reasonable and clear budget.

AG21-00053: **Mr Matthew Fung**

The Talking Wall

Project Description: 'The Talking Wall' is an open space installation that will be a dynamic cultural space, catering for a diversity of community programming and youth activities. We envision a new public space as an innovative display of how we can transform our cities with materials that are otherwise obsolete and re-configured as a tool for communication. We intend to draw the community into the design process itself, to foster community stewardship and empowering a new generation of thinkers and makers to help build a new bright spot in an other urban environment.

Flexible space: The Talking Wall is a modular, inexpensive and easy to assemble. It is a reminiscent of the 'tin can telephone' and acts as a communication device for visitors and serves as a community hub to enhance social and educational purposes. The installation will also be designed in a way that is a flexible space and can host entertainment and events that draw attention to the community's heritage and culture, yet also function as a canvas for local artists to display artworks and musicians to perform.

Inclusivity: The design of the installation will be factored in to include the community in the construction process. It will be a designated place for story telling via integrated recorded audio in which visitors can experience stories from different cultures and experience the different vernaculars. This is an effective method to create a sense of ownership towards a place, as they would have physically par-taked in the process of making. The project will also function as a playspace for children and adults, with the architectural elements designed to direct circulation and ensure social distancing. The activities I want to do will

ultimately improve sensory and human interactions that can generate social, cultural and educational outcomes and sustainability goals.

Total Project Cost: $27500.00
Amount Requested: $10000.00 **Minimum Required:** $8500.00
Recommendation: $10,000.00

Panel Comments: A good community place-making project where flexible design, recycling materials and community engagement intertwine to provide a base for get-togethers and sharing stories, art and entertainment. Well-formulated from a COY practitioner with a clear capacity to deliver. Good local support from BANH. Clear budget.

AG21-00052: **Mr Joel Bray (Auspiced by Auspicious Arts Projects)**

I LIKED IT...BUT I DIDN'T KNOW WHAT THE F#!K IT WAS ABOUT

Project Description: People like art. Australia Council research says that 72% of Australians attended live arts last year, and 81% engaged online: way more than footy! But contemporary dance, experimental theatre and performance art get a bad rap, and struggle to secure audiences.

I reckon a big reason is that people feel alienated by Contemporary and Experimental Performance. People walk out of a contemporary dance or experimental theatre show, scratch their heads and say "I just didn't understand it. Now, I feel stupid", and then they never return.

That's a shame! Contemporary and Experimental Performance is the engine room of the theatre. That cool move in Beyonce's latest video was innovated by some 'weird' contemporary choreographer.

"I LIKED IT...BUT I DIDN'T KNOW WHAT THE F#!K IT WAS ABOUT" will be a casual performance-cum-conversation at a pub with one of Melbourne's hottest emerging choreographers...me! :-)

Modelled on the successful 'Politics in the Pub' and 'Science in the Pub', "I Liked it..." will leverage the familiar: drinking a beer at Yarra's much loved ROYAL OAK pub (and live music venue) to demystify Contemporary/Experimental Arts. Through a simple format of me, on stool and microphone, I'll engage people in conversation, creating a space to ask questions about contemporary art, how it makes them feel and why it's so 'weird'.

Over 50 minutes, I'll share my creative process and samples of monologues and dance material from my successful shows- BILADURANG and DADDY. We'll do 8 shows over six days, with cheap $5-10 tickets.

Musical duo 'COME HEAVY SLEEP' will join me onstage to play a couple of their songs, creating that familiar feel of a pub gig. We'll chat together about making art, COVID times and share a dance-and-music improv jam.

A public service to audiences, contemporary artists and venues everywhere. You're Welcome.

Total Project Cost: $9302.00
Amount Requested: $6580.00 **Minimum Required:** $6580.00
Recommendation: $6,580.00

Panel Comments: Clear, engaging proposal from well-regarded dancer who is seeking to engage audiences in a different venue. Demonstrated capacity to deliver. Good support. Realistic budget.

AG21-00193: **Ms Lara Kose (Auspiced by Cinespace Incorporated)**

You Are My Tomorrow

Project Description: You Are My Tomorrow is a short narrative film that captures the nuances of a relationship between a young woman and her mother; Exploring themes of parenthood, immigration, and intergenerational trauma.

The activities that would be carried out for the execution of the production would involve gathering cast through an extensive auditioning process, including open casting calls for supporting characters. Crew will need to be booked, starting with our heads of department - made up of our close collaborators, who will be supporting the project voluntarily. We have begun the process of scouting locations for the project, with the intention to shoot a minimum of 85% of the project in The City of Yarra. Equipment will need to be sourced for the project, as well as props and set dressing. This is all in preparation for a tightly scheduled 3 - 4 day production process where we will be filming the project.

The final phase of the project is post production, where we will put together the filmed content into a short and cinematic viewing experience; This includes editing, sound production, colour grading, and potentially some light visual effects work.

Building on our personally invested funds, and the voluntary contributions of our crew, this funding would allow us to create a short narrative film with high artistic merit.

Total Project Cost: $127390.00
Amount Requested: $8800.00 **Minimum Required:** $6800.00
Recommendation: $8,800.00

Panel Comments: Heartfelt project from established and well-regarded filmmakers addressing personal but universal community and family issues. Extraordinary in kind support. Letters of support also noted. Reasonable and clear budget with capacity to complete project.

AG21-00189: **West Space Inc**

2021 West Space Yarra Community Engagement Programs

Project Description: In 2021 West Space will maintain a year-long accessible presentation platform for early-career artists: West Space Window (WSW) is a new public-facing micro gallery on the exterior of our space at Collingwood Yards. Programmed entirely through our open call, WSW will provide presentation opportunities to 11 emerging artists across the year. WSW has been conceived as an accessible entry point to contemporary art for the general public, as well as a presentation platform for emerging artists, offering them an exhibition in a highly visible location and supportive environment.
In addition, West Space will deliver strategic community outreach programs that will provide targeted engagement to key demographics within our locality. These demographics include people living with a disability, First Nations peoples, and people from the African diaspora. These community engagement programs are each led by commissioned artists within our artistic program and are intended to extend the themes of the exhibition to connecting with new audiences. Each set of programs will be presented in partnership with peer organisations in Collingwood Yards and greater Yarra.

Curator Samira Farah will present a dedicated music program that will engage local communities, specifically people from the African diaspora. Artis, curator and disability justice advocate, Fayen d'Evie will lead accessibility workshops for staff and communities, including the learning of Auslan, and will lead tactile tours of her exhibition. Her project seeks to proactively support marginalised communities, and break down barriers to participation, and builds engagement and access for people living with disability. Two early-career First Nation practitioners will be engaged to devise a program of activities to accompany the exhibition by Yikkala-based artist collective The Mulka Project. Programs may include artist talks, panel conversations and discussions about regional arts centres, communities, contemporary art. All events will be free and accessible to a wide range of people.

Total Project Cost: $122007.00
Amount Requested: $10000.00 **Minimum Required:** $7000.00
Recommendation: $10,000.00

Panel Comments: Strong application which provides a range of opportunities for emerging artists, partnerships and for communities to engage in the programming. The program targets and supports

diversity in a meaningful and considered way. The new window space is sure to be a desired public artwork space.

AG21-00171: **Gertrude Contemporary**

2021 Gertrude Glasshouse Program

Project Description: Gertrude Glasshouse was established in late 2015 as the designated project space of Gertrude Contemporary to commission and present new solo projects and exhibitions by artists participating in Gertrude's two-year studio program. Between March and December 2021 Gertrude will present 8 solo exhibitions and a parallel series of public programs.

Founded in 1985, Gertrude is an independent, not for profit organisation with a unique model of supporting both the presentation and production of art. The artistic and studio programs at Gertrude support the expanded field of contemporary art practice, including painting, photography, sculpture, video, installation, performance and dance. Each year, 8 artists are invited into the 2 year studio program through a competitive open call process, with Gertrude maintaining 16 highly subsidised studios for visual artists at key moments in their careers.

During the course of their respective residencies, each of the 16 artists are offered the opportunity and provided financial resources to develop a new body of work or project to be presented at Glasshouse. The gallery maintains Gertrude's presence in Collingwood and Fitzroy, where the organisation has creatively contributed to for over three decades.

The program of exhibitions across the year reflect some of the most diverse artists and practices in Melbourne. Changing monthly, the program creates a dynamic and world-class program of audience experiences and engagements, for both locals and visitors to the City of Yarra. Glasshouse is a welcoming space for artists, the creative community and locals to meet artists and share ideas.

This funding support from Yarra will go directly to artists through artist fees and production budgets, as well as speaker fees for public programs. Additional production support as well as all other operational and administrative costs are covered by Gertrude.

Total Project Cost: $91790.00
Amount Requested: $8000.00 **Minimum Required:** $8000.00
Recommendation: $8,000.00

Panel Comments: The applicant has significantly contributed to arts and culture in Yarra over many years. They provide opportunities to artists to further their art careers, research and developmental opportunities. The amount requested is reasonable when compared to their matching funds.

AG21-00062: **Melbourne Fringe**

Melbourne Fringe presents XS: a program of contemporary, experimental and live art for children

Project Description: Melbourne Fringe will present XS: a program of contemporary, experimental and live art for children aged up to 12 years. The program will be presented at multiple sites and venues in the Abbotsford Convent precinct during the 2021 Melbourne Fringe Festival.

Funds of $15,000 from the City of Yarra will support commissions for three exciting independent artists to each create a new work and access costs to ensure these works are accessible. The works are Chatterboxes by Alex Walker / House of Muchness, Untitled by Deafferent Theatre and The Show and Tell Show! by James Welsby and YUMMY productions.

In addition, Alex Walker / House of Muchness will host a skills development workshop for artists resident in the City of Yarra interested in learning how to create experimental work specifically for children.

XS commissions leading independent artists and supports them to create risky and innovative new work for

children, to extend their skills, experiment with form and content, expanding the body of artistic practice for children in Victoria.

Strategies to reach diverse child and family audiences are embedded in each work. Chatterboxes by Alex Walker and House of Muchness will be created by an inclusive ensemble of kids, including those on the autism spectrum.

Deafferent Theatre's work will incorporate their bi-cultural methodologies, using authentic representation, sign language and a Deaf aesthetic.

The Show and Tell Show! By James Welsby and YUMMY is a rainbow cabaret, comedy and circus show for kids. Focusing on a fresh ethos for a new generation of children's theatre, this show treats gender as unshackled, celebrates difference and challenges the notions of predefined gender roles for children.

Total Project Cost: $75500.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Recommendation: $10,000.00

Panel Comments: An exciting application - bold and ambitious. Interesting new programming for young children. Strong curation and experienced collection of artists. Well thought through application.

AG21-00108: **Mx Jinghua Qian (Auspiced by Community Radio Federation)**

Underfoot: The Facility

Project Description: It's said that prisons resemble factories, schools, barracks, hospitals, which all resemble prisons. In the history of Yarra Bend, this was more than a resemblance; they were the very same places. The land between the Merri and Yarra holds the story of an extraordinary number of institutions - schools, prisons, hospitals, barracks, and insane asylums - that sought to regulate the body and soul to create ideal workers, citizens, and subjects.

Underfoot: The Facility tells the story of carceral logics over the last 150 years and reveals whispers of resistance that still resonate today. A series of self-guided audio tours with accompanying maps, photos, annotated transcripts, and on-site activations uncovers the unsettling stories of local institutions like the Yarra Bend Insane Asylum, and its use as a holding pen for immigrants who had outlived their years as productive workers; the Fairhaven venereal disease clinic, a de facto prison for suspected sex workers; and the imprisonment of anti-Vietnam War protestors in Fairlea Women's Prison.

What constitutes freedom, how has that changed, and who deserves it? Where does power come from? And how does power create resistance? The answers are right here, in our history, underfoot.

Total Project Cost: $10420.00
Amount Requested: $8000.00 **Minimum Required:** $4500.00
Recommendation: $8,000.00

Panel Comments: An exciting project in terms of exploring untold and marginalised histories. Various platforms for outcomes are a strength of the project which allow different ways to access. Applicants have demonstrated ability to successfully undertake project of this nature. Will be of interest to local and broader community.

AG21-00057: **Melbourne Writers Festival Inc**

MWF Film+Writers

Project Description: MWF's Film+Writers Project convenes invigorating conversations with writers about literature and the creative life of Yarra that has nurtured them.

This project aims to capitalise on Yarra's rich creative life through the perspectives of Australian writers. Through the production of a mini-documentary, this project enlists writers to refresh the public's

appreciation of Yarra's creative offerings and to inspire new perspectives about arts and creativity in post-pandemic life. The outcome is a 12-15-minute documentary of self-narrated neighbourhood tours set in Yarra by three Australian writers with a close connection to Yarra: 1) Tony Birch, an acclaimed novelist growing up in Fitzroy with a shrewd eye for urban, multicultural life; 2) Sophie Cunningham, a renowned writer and a dedicated nature-walker with a residency in Abbotsford Convent; 3) A young, emerging author living/working in Yarra.. Directed by filmmaker and visual artist, Will Huxley, the film traces a unique portrait of Yarra, following the authors' footsteps as they share anecdotes and insights about their creative practices and connection to the area. The film will be made in 2021 and presented in September during MWF2021.

Through filmmaking and digital broadcasting, this project is MWF2021's in-festival highlight to inspire new thinking after the pandemic, and celebrate Yarra's cultural heritage with books and ideas.

Total Project Cost: $38780.00
Amount Requested: $13000.00 **Minimum Required:** $10000.00
Recommendation: $10,000.00

Panel Comments: A great project - provides a huge market for promoting Yarra as "the engine room of the arts" via visual commentary of writers living in Yarra. Reasonable budget and well-established/regarded practitioners. Clear marketing program with sizeable audience.

AG21-00111: **Fine Lines Company (Auspiced by Auspicious Arts Projects)**

Firebird

Project Description: This application is for the creative development activities and production costs associated with a powerfully original new work for Fine Lines Company. In 2019 Fine Lines company presented 'The Right,' a work that explored political power and manipulation, performed to Stravinsky's score. (Fine Lines has been short-listed for an Australian Dance Award for this work.) The new work, 'Firebird' will examine the concept of fire arising from within, performed to a contemporary sound score.

'Firebird' references a wild creature from Russian folklore. This bird embodies a dangerous unpredictability and ability to ignite change. The firebird is spontaneous and unreflexive, with an immense power that is barely contained within her own form. This new work takes a deep dive into the embers and asks, what sparks human transformation?

This grant will enable:

- Choreographer, Katrina Rank, to work closely with the dancers to build a movement language that will be unique to this work and this combination of artists. Katrina will create a dark, dangerous and potent work, with solos, duets and trios, contained within a series of spotlights. These choreographic interludes will synchronise, clash and collide, generating a force and friction that synthesises and transforms. Please see proof of concept video in the support material.

- Fine Lines to engage a creative voice facilitator, to free the performers' voices and to experiment with the development of a live soundscape that may be used in the final moments of the work.

- Early and sustained consultation with master lighting designer, Jamie Henson. His advice and experience in lighting and stage design is critical to directing the audience's attention and imbuing a sense of the elemental, expansive and explosive potential of internal fire.

- Promotion of 'Firebird' and the work of Fine Lines Company, through a well-developed, targeted marketing and media campaign.

Total Project Cost: $80239.00
Amount Requested: $8000.00 **Minimum Required:** $6000.00
Recommendation: $6,000.00

Panel Comments: Project has a number of strengths including providing opportunities for older creatives who want to continue to develop their skills and challenging community perceptions around dance. Finelines well placed to deliver the project.

AG21-00231: **Ms Zoë Bastin**

That Which Was Once Familiar

Project Description: That Which Was Once Familiar (TWWOF) brings together seven dancers exploring collaborative and affective performance through dance, choreography and sculpture. TWWOF will be presented over four performances in December 2020 at Dancehouse, simultaneously live-streamed by Bus Projects.

TWWOF is performed by dancers who include people of colour, female, non-binary, differently abled, queer, and senior practitioners. Speaking to each of their unique experiences of objectification through solo dances dispersed throughout the piece, performers explore personal and political notions of what it means to be an embodied object. Furthering Bastin's investigations and research, this piece looks to durational, embodied means of being together in order to realise a performance outcome that engages both scored movement and improvisation, solo performance, and dancers performing in chorus.

Supported by Dancehouse and Bus Projects, TWWOF will be realised as a live performance for in person audiences, with accompanying live stream. Within the live performance there are slippages between what is being broadcast and what is happening live around the audience. During the work the audience is invited to participate in the movement score by standing within the field of action (stage), as the dancers engulf the crowd in movement and potentially encouraging them to dance as well. The camera also occupies this position, inviting in digital audiences to experience the work from a similar, embodied but digital perspectives.

Bastin is particularly excited to share this work to both performing and visual arts audiences, and the cross-organisational partnership between Bus and Danceshouse offers exciting new opportunities to engage with both these communities in Yarra who haven't had access to live works for quite some time.

Total Project Cost: $24125.00
Amount Requested: $5000.00 **Minimum Required:** $3000.00
Recommendation: $5,000.00

Panel Comments: Considerable work has already been done on this project which has good support from Dancehouse and Bus Projects. Great partnerships with key organisations. Diversity and inclusiveness are noted and budget is reasonable and clear. Significant in-kind contributions. Offers employment opportunities to an industry affected significantly in 2020.

AG21-00119: **Seventh Gallery**

SEVENTH Mentorship & Professional Development Program

Project Description: In 2021, SEVENTH will implement a rigorous mentorship and professional development program to run alongside our artistic program. Each artist in our 2021 artistic program will be paired with two mentors: one internal to SEVENTH and one external. Throughout the year, the mentors will provide curatorial guidance, technical assistance, marketing and promotions direction, fundraising and grant writing assistance, and cultural support. The program will assist emerging artists to develop and present the best exhibition or public program they can, but will also stretch beyond the exhibition timeline to provide ongoing support and development throughout the year.

This vision follows our Strategic and Development Plan (2021-2025), where we are committing to building a community of care with our artists, rather than simply showing art in monthly exhibitions. We believe this is an important response to the issues facing the arts industry. Since our artists are at the earliest stages of their career, we have identified their need for additional support, and seek to build stronger communities of care for them.

We are structuring this project as a series of internal and external mentorship sessions, in the lead up to exhibitions, but also set to continue after the show is over. This is a strategy to foster continuity of relationships, where we are commiting to the development of our artists beyond their one month exhibition.

We have approached external mentors who have a strong affinity with our program, and pairing them with three artists at a time, who will benefit from their cultural, professional and technical knowledge. Since we are also pairing them with internal mentors drawn from our Board, we are 'sandwiching' our artists with a wealth of expertise. The aim is that they graduate from SEVENTH with a community and a place in the arts industry.

Total Project Cost: $168150.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Recommendation: $10,000.00

Panel Comments: Strategic way to invest in emerging artists and facilitate the opportunity to create networks. The external/internal model of mentoring pre/during/after exhibition process provides a level of support which would have a real impact on the mentees. Project already has many of the mentors in place which is a good show of support for the project. In competitive round, the minimum requested funding is recommended.

AG21-00180: **Ms Prue Lang (Auspiced by Auspicious Arts Projects)**

PROJECT F#2

Project Description: PROJECT F#2 consists of: 1-week rehearsal, 4-days filming, Editing, Screening with Q&A at Abbotsford Convent streamed online.
Created in collaboration with an all-female team: Niharika Senapati, Amber McCartney, Jana Castillo and Lauren Langlois (Performers), Chiara Costanza (Music), Jenny Hector (Lighting), Dr.Phillipa Rothfield (Research-Dramaturgy) and Alison Halit (Producer), the work explores and illuminates outstanding artistic, intellectual and technical achievements by local women; providing positive and powerful female role models

Building on momentum of the successful stage iteration of PROJECT F, I now wish to transform our feminist dance investigation into the medium of film. Upon the 28th-year of my prolific career, I'm experiencing our most significant shift due to COVID-19, making it crucial to conceive of new, relevant and meaningful ways to present dance on screen. I'm convinced the nuances of choreographic detail can be captured on film in ways that will elevate the work for the spectator. Likewise the conceptual framework can be further enhanced by filming in particular historic, urban and bush locations in and around the Convent. I will work closely with composer Costanza (soundtrack winner Palme D'Or Cannes International Film Festival 2018) and filmmaker Pippa Samaya to find a cinematic language that ensures PROJECT F#2 is not just a filmed version of the stage work, but a whole new engagement with dance through screen.
The PROJECT F#2 Screening will be framed by a Q&A, opening up new discourse around dance on screen. We will invite artists, scholars, art-lovers, feminists and local residents to debate dance, film, and feminism. PROJECT F was programmed to open prestigious festivals in Europe 2020, sadly cancelled due to COVID-19, so PROJECTF #2 enables a way to share our feminist production models and choreographic material safely both here and abroad. The online streaming will open up greater ACCESS welcoming new audiences to dance.

Total Project Cost: $60320.00
Amount Requested: $14000.00 **Minimum Required:** $12000.00
Recommendation: $12,000.00

Panel Comments: Well-established and well-regarded dance creative applying for filming of a feminist work which has already had considerable input. Clear capacity to deliver project. Good support from Abbotsford Convent. Reasonable and clear budget.

CLIMATE ACTION

AG21-00142: **FareShare Australia Inc**

Inspiring Climate Action Through Storytelling at FareShare's Kitchen Garden

Project Description: FareShare has worked with local artists Lump Sculpture and the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation to develop and design a number of sculptural pieces that, with the assistance of the City of Yarra, FareShare hopes to commission and install at its flagship Abbotsford Kitchen Garden site. These sculptural panels will include a mixture of text and imagery to encourage action on regenerative land management, promote local food systems and beautify a high foot traffic area to enhance sustainable transport behaviours. Complementary plantings will accompany the sculptures to promote and educate our community about the importance and beauty that comes from increasing biodiversity in our local area and beyond.

FareShare's Abbotsford Kitchen Garden, developed on previously unused land beside Victoria Park station, currently operates as a small scale market garden dedicated to growing fresh, healthy produce for people doing it tough. Our vegetables are cooked into nutritious meals and distributed for free to vulnerable people in our community.

A core mission of FareShare's is to inspire and empower action towards reducing waste and increasing food security through more sustainable use of local urban land. This project presents an opportunity to communicate FareShare's important message to the wider community. Prominently located on the Lulie St boundary of FareShare's Abbotsford garden, the installation will be enjoyed by commuters, local residents, visitors to Victoria Park and our volunteer supporters. The new artwork will acknowledge the history of the site, including its evolution from land occupied by the Wurundjeri people of the Kulin nation, its past use as an important rail depot, and its new life as a garden developed by FareShare for a sustainable purpose. This sculptural narrative will foster stronger community connection and engagement with the site and FareShare's purpose.

Total Project Cost: $16950.00
Amount Requested: $8550.00 **Minimum Required:** $7175.00
Recommendation: $7,190.00

Panel Comments: Strong project, bringing together artists and indigenous partners. The applicant has a proven track record. Innovative approach to engaging the community in key messages through public art installation. Good point of difference.

AG21-00211: **North Fitzroy Community Gardens Group t/a Rushall Garden**

Improving food security at Rushall Garden for the wider North Fitzroy community

Project Description: Develop a small space veggie growing program for the local community to increase food security and decrease 'food miles'. we will achieve this by:
1. Improving our 'low touch' seed library
2. Improving seed saving and propagation of seedlings/cuttings on site through the refurbishment of our propagation table and the establishment of a small 'hot house'.
3. Running workshops (August and October). Topics would be early seed sowing for summer crops and planting out warmer weather plants in small spaces.
4. Developing the perimeter of the area outside the garden as a demonstration small space growing and harvesting area.

Total Project Cost: $12350.00
Amount Requested: $2950.00 **Minimum Required:** $2500.00
Recommendation: $2,950.00

Panel Comments: Well established group with the ability to deliver this well defined project. Reasonable budget put forward, no staffing costs, all volunteers. Reach/impact is somewhat limited by space constraints and fixed geographic location.

AG21-00204: **Melbourne Girls' College**

Zero Carbon Human Powered Cinema and Sustainability Showcase

Project Description: Melbourne Girls' College is a community committed to environmental sustainability. We have run our annual human powered outdoor cinema since 2011 as a community event designed to engage people with energy efficiency, innovation in renewable energy and climate change awareness. The event is an inspiring family friendly event with a focus on fun education. By demonstrating that large-scale projects such as a community film screening can be run with zero carbon emissions, this community event avoids the scaremongering that can occur at climate awareness events. The cinema night focuses on positive solutions to our future energy demands and given that attendees literally pedal or row the electricity to run the event, it provides a unique insight into how much human effort it takes to generate a Kilowatt of electricity!

Our 2021 event will continue the tradition of screening a feature length film at sundown. With Yarra funding, we aim to make this a free of charge event to encourage wider community involvement. Gates open at 5pm, where attendees can BYO picnic or purchase environmentally friendly food and drink options from stalls. MGC and community musicians entertain guests until sundown while attendees will be encouraged to jump on the human electricity generators to charge the batteries that provide the electricity for the film and musical entertainment.

During this time we will also run a sustainability showcase that will see community partners such as Zoos Victoria, Burnley Backyard, Livewell Yarra, AYCC, CERES and the Yarra River Keepers run information stalls and demonstration workshops. Students will run hands-on, engaging renewable energy carnival attractions such as the pedal powered tipper bucket, the bike carousel, the pedal powered slot cars and the Salty the solar powered seal fountain competition!

Total Project Cost: $20060.00
Amount Requested: $5000.00 **Minimum Required:** $0.00
Recommendation: $5,000.00

Panel Comments: Always a great event , with plans to continue to innovate and improve. Broadly engaging with community.

AG21-00130: **Cultivating Community**

Food Organic Recycling at Fitzroy Primary: Partnership with Friends of the Earth and 80,000 worms

Project Description: Cultivating Community will support Fitzroy Primary School to set up a demonstration worm farm to recycle food organics from local business such as Friends of the Earth and the wider school community. This community led grant came about from the need to address the increasing volume of food organics being recycled at Fitzroy Primary School and increasing complaints from local residents due to odour from the current composting system in place.

We will purchase and set up a commercial worm farm at Fitzroy Primary School.

We will work with the school community and Friends of the Earth to get the worm farm working well.

We will run free community food organic recycling sessions for the school community and local businesses.

We will teach students how to make worm towers from upcycled plumbing pipe.

We will use the worm castings and liquid manure in the food garden to grow organic food for the students thus enhancing local food security.

We will create a localised drop off point for food organics for community members who reside in the Atherton Gardens Public Housing estate.

We will encourage the local community members to take climate action by recycling food organics locally.

We will compile the pilot into a case study for other schools to learn from and be inspired by.

Not only will this project reduce carbon emissions by supporting a local food system, it will also mobilise the community to take climate action.

Cultivating Community has 20 years of experience facilitating food organics recycling programs in the City of Yarra. By supporting local community hubs to recycle increasing volumes of food organics in an efficient and safe way, this project will build stronger community connections, increase resilience to future shocks and stresses and create a positive outcome for the school and wider community.

Total Project Cost: $37560.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: Strong application demonstrating much needed models of hub style food waste recycling. Proven track record of delivering work of this nature. Great initiative to propose a solution.

AG21-00233: **CLIMARTE Inc.**

The CLIMARTE Space

Project Description: The CLIMARTE Space will be a dedicated, collaborative and inclusive community space from which to exhibit, debate and advance art, science, ecology and culture for the common good. Each year seven themed group exhibitions will be presented in an accessible North facing site located at 120 Bridge Road, Richmond. Inspired by literature that celebrates the natural world (a poem or line from a novel or even a single powerful word in any language for instance) each exhibition will be accompanied by a series of public conversations involving the participating artists and guest researchers, writers, activists and/or other suitable community leaders working in areas of social justice offering diverse perspectives that foster a whole systems approach to the climate and biodiversity and inequity crises we collectively face. 3D virtual tours of the shows, along with webinars of the public conversations, will also be available via CLIMARTE's website. In providing key information and programs in creative and accessible ways free of charge, the CLIMARTE Space will also assist in connecting visitors to active community-based art, climate and sustainability projects locally and beyond. Given the City of Yarra's visionary leadership in advancing plans for a cleaner and fairer society, we could not be more excited and proud to be basing our Space marrying art, ecology and culture on Richmond hill.

Total Project Cost: $309000.00
Amount Requested: $10000.00 **Minimum Required:** $10000.00
Recommendation: $10,000.00

Panel Comments: Strong application and a great concept. Use of public space has great reach and can attract different types of audiences. Fits council agenda of revitalizing high streets.

AG21-00116: **Australian Environmental Films Association**

Waste Hierarchy Film Series

Project Description: The Waste Hierarchy is a conceptual framework that helps people mitigate waste at both an individual and systemic level. Although the system is well known among waste management organisations, it is not commonly communicated to the general public. This results in a lack of understanding on how to approach waste, leading to unnecessary waste production and inefficient waste management systems. A poor approach to waste leads to increased greenhouse gas emissions. Improving our waste management through a greater understanding of the Waste Hierarchy will help curb the intensity of climate

change.

The Australian Environmental Films Association will produce a 4 part video series outlining the Waste Hierarchy in an easy to understand and engaging manner. Each film will be approximately 2 minutes long, will be exclusively shot within the City of Yarra and will use actors who are Yarra citizens. We will also aim to represent the cultural diversity of Yarra residents in the films. The film series will include the following 4 films: Waste Hierarchy Introduction; Refuse; Reuse or Repurpose; Recycle.

If we are to create a real difference we need to shift the values and behaviours of entire communities. Film is captivating, emotional, inspiring - we need these qualities to engage people on an emotional, values based level. Small projects such as improving practices in a single organisation are important, however they lack the scale to create the systemic change needed to truly tackle the sustainability issues we face as a municipality and as a society. This is why this project is important - it will highlight how we can change our systems both individually and as a community and it can be disseminated in an engaging and inspiring manner to a wide audience. Ultimately, this project will result in a cleaner, more climate-conscious City of Yarra.

Total Project Cost: $71580.00
Amount Requested: $5000.00 **Minimum Required:** $2500.00
Recommendation: $5,000.00

Panel Comments: Strong application, great concept, well thought through, sound planning, confidence in ability to deliver.

AG21-00006: **3000 Acres (Auspiced by 3000 Acres)**

Community building, waste reduction, vege gardening and the circular economy

Project Description: The residents of townhouses and apartments at 122-138 Roseneath Street, Clifton Hill, intend to minimise pollution and greenhouse gas emissions. The residents would like to employ waste behaviour experts to assess how to implement community building and circular economy principles in our multi-unit development. This project will deliver a comprehensive waste profile and data report to guide decision-making around which opportunities will work best in keeping our environmental footprint small, building up community and keeping cost down.

The goal of this project will be to (mostly) measure before we manage. Organic and inorganic waste streams, material inputs and waste behaviour will be measured to understand how to manage this part of our daily lives and community better. The objective is to minimise the use of unnecessary resources and maximise waste as a resource for the benefit of our people, pocket and the planet.

Activities: pilot a replicable model for rethinking, refusing, reducing, re-using and recycling household waste in developments with private waste management

A consultant will conduct a waste audit, to assist with scoping ways to maximise efficiency and effectiveness of household waste management.

Concurrent pilot activities may include:

Rethinking: embracing circular food systems where possible, e.g. growing some fruit and vegetables on site in City of Yarra planter boxes and running workshops to make it easier for more people to grow more food in more places, including hands on demonstration and broader community participation in activities like planting out new seedlings for the current and approaching seasons.
Refusing and reducing: promotion of conscious consumption - residents actively avoid certain types of food packaging for which there is a limited market for recycling
Re-using: exploring using food waste as a resource through worm-farming and composting options
Recycling: maximising % recovery of any remaining household waste, e.g. glass, aluminium

Total Project Cost: $30820.00

Amount Requested: $10000.00 **Minimum Required:** $5000.00
Recommendation: $5,000.00

Panel Comments: Great project as it addresses a real need in Yarra and highlights how this could be rolled out to other multi-resident dwellings without access to organic and recycling collections. Needs to make sure it successfully engages beyond the building dwellers to broader members of the community.

AG21-00007: **Yarra Riverkeeper Association**

Revitalising Burnley Crofters

Project Description: This project is to support a Community Environment Project which has been pilot funded by the Office of Adam Bandt MP for Melbourne. The project will involve combining weeding and planting effectively to manage the introduction and survival of plants at several structural levels while managing the existing remnants of vegetation to revitalize the area into a green urban space. The weeding, planting and mulching will be timed and combined to maximise the value of the work. The core activity for this request of funding will be to support two community engagement planting days which will both strengthen community engagement and stewardship for the Burnley Crofters site. We aim to also expand the group of local volunteers by telling the story of the area and of the 'Burnley Crofters' through social media engagement campaigns. The site has a high number of cyclists and we would reach out to the cycling community through signage and contacting the active Yarra Bicycle Users group. We also seek the involvement of climbers from the adjacent Burnley Bouldering Wall, as well as local schools and community groups to advocate environmental awareness and care. This work will attract volunteers and build a sense of place, civic pride and with the ultimate aim to lead to local volunteers maintaining and monitoring the site between events, as well as Parks Victoria personnel at the Burnley Waterways office informing us of what is happening on the site. https://vimeo.com/366904667

Total Project Cost: $21562.00
Amount Requested: $4940.00 **Minimum Required:** $4000.00
Recommendation: $4,940.00

Panel Comments: YRKA is a very professional organisation that has put a lot of thought into the activities to be funded through this grant to maximise impact and community engagement. Very strong application.

AG21-00069: **Melbourne Farmers Markets**

Grow local, Cook local: Plant-based Community Cooking for Sustainability

Project Description: Melbourne Farmers Markets' (MFM) recently completed community and commercial kitchen (registered) and prolific gardens are the starting point to mobilise the community across Yarra (and the southern Darebin area of Alphington) to grow and cook plant-based meals.
In partnership with Alphington Community Centre (ACC), we will run four seasonal food courses throughout 2021, one course for each season – starting with summer in March 2021, Autumn April/May 2021, Winter July/August 2021, Spring November 2021. Each course will run for 4-6 weeks and will include:
- How to grow fruits and vegetables for each season
- How to use these in up to 4 seasonal recipes
- Communal lunch, with a presentation from a relevant organisation, e.g. 3000 Acres on setting up a veggie garden/Cultivating Community presenting on growing seasonal fruits and vegetables and seed collection/Reground on composting and waste diversion.

This project will encourage long-term, low food-mile living, urban agriculture as a sustainable living activity, community skill-sharing, and meeting your neighbours.
We will use ACC's community garden produce, plus that grown in the MFM Gardens. Participants will also bring their own home-grown seasonal produce and we will use produce from SecondBite to ensure there is sufficient produce for each participant.
Funding from City of Yarra will enable us to engage a Community Food Coordinator to unite ACC and MFM in delivering shared food-related activities which produce social benefits/outcomes for the community.
The Community Food Coordinator will share the facilities at Alphington Community Centre and Melbourne Farmers Markets, spending roughly 50% of their time at each location (approximately 2 days per month at

ACC; 2 days per month at MFM). ACC and MFM are based around the corner from each other in Alphington, Victoria and each work with a network of many community organisations.

Total Project Cost: $22000.00
Amount Requested: $10000.00 **Minimum Required:** $6500.00
Recommendation: $6,500.00

Panel Comments: Good concept, with ability to deliver. A strong application which could have been strengthened with more detail on how they would attract Yarra residents. Great pivoting off Covid-response.

AG21-00073: **Extinction Rebellion Arts Victoria (XR ARTS VIC) (Auspiced by Extinction Rebellion Arts Victoria (XR ARTS VIC))**

Cycle Projection Project

Project Description: We are proposing to purchase a high quality projector and use it with an electric cargo bike to project films and images across the City of Yarra.We will work closely with City of Yarra to project onto suitable council and private buildings across Yarra (see mock up on our web site). We envisage that we will be able to facilitate 5 public evening events during the warmer months. These will be a combination of still and moving images. Some suitable areas include the Abbotsford Convent and Atherton housing estate. This will bring the community together and inform them of the risks of climate change and environmental breakdown. The images and projections will also inform the community of the need for action and how they can be involved in solving the issues. The team of volunteers will have a wide selection of images, text and documentaries to choose from for projection. The events will be well advertised though social media, leafleting and posters and will come to a wide range communities across Yarra.
The project addresses the City of Yarra climate emergency plan by creating impactful screenings across Yarra, with a special emphasis on the Abbotsford Convent. The screenings will directly address the 100% renewable campaign, divestment of fossil fuels and embracing a plant rich diet. We will have creative responses to sites, news and Yarra Council events . We will link with Yarra Youth services SPAWN program to create responsive artworks across Yarra.

Total Project Cost: $40740.00
Amount Requested: $5000.00 **Minimum Required:** $3000.00
Recommendation: $5,000.00

Panel Comments: A very strong creative application that demonstrates a novel way of engaging around the climate crisis. Good alignment to Council objectives. Community consultation excellent and likelihood to deliver very high.

AG21-00013: **Friends of Merri Creek Labyrinth (Auspiced by Friends of Merri Creek Incorporated)**

Merri Creek Labyrinth revitalisation

Project Description: Our project seeks to take the first step in what we hope will be a multi-stage project to revitalise the Merri Creek Labyrinth and immediate surrounding area. We believe our proposed project is of high merit even without the later stages of the project, however it should also be understood in relation to that proposal. We will attach a full account of the complete project in the appendicies.

In this project the activities we plan to undertake around the Merri Creek Labyrinth include:
Land/ soil shaping- creating planting beds
Placement of rocks, logs and mulch to create habitat
Planting of indigenous flora

We plan to undertake the work for this stage of the project to the north and west of the existing Labyrinth structure. Doing our proposed work in these areas means that our ideas for future stages of the project, which include drainage work and rehabilitation of the Labyrinth structure, can proceed without undermining the work done in the first stage.

Total Project Cost: $12169.00
Amount Requested: $9319.00 **Minimum Required:** $4650.00

Recommendation: $4,650.00

Panel Comments: The project emphasises strengthened social connections as well as ecological restoration. Solid application, demonstrating strong partnerships and clearly defined activities. Could consider full funding in future years with subsequent project stages and when further developed.

AG21-00017: **Australian Environmental Films Association**

Yarra School CAN Project (Yarra Schools Climate Action Network Project)

Project Description: AEFA will facilitate a connection between two Yarra primary schools - Alphington Primary School (APS) and Spensley Street Primary School (SSPS) - enabling students from both schools to build their skills and knowledge in climate action and sustainability, and create meaningful change in the way their schools care for the environment through undertaking tangible projects. The process will be documented through a series of short films, which will then be used to foster similar collaborations in climate action and sustainability in other Yarra schools and the wider community.

SSPS were awarded a 2020 grant and the grant assessors highlighted potential for other schools to adopt and learn from Spensley Street's projects. Our project recognises this feedback and builds on it. AEFA will work with the two schools to create connections at student and staff levels. We will support the schools in mentoring each other to design and implement a series of collaborative climate and sustainability focussed activities. The activities will be student-focussed, student-led and student-planned, with support coming from school staff and AEFA where required.

AEFA will facilitate initial workshops, where students will learn from the positive initiatives that have already been implemented at their partnering school to plan their own projects. Students across both schools will then form a community of practice to undertake these projects. The partnership will enable the schools to support each other, share learnings and experiences, and raise awareness of their actions with other student cohorts and the wider community.

As a film organisation, AEFA will document the project through a series of short films. These films will tell the story of students working together to help solve the environmental problems that will impact their generation. The films will inspire others to take action and highlight how other schools can undertake a similar collaborative project.

Total Project Cost: $69490.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $8,770.00

Panel Comments: Solid application and creative approach to engaging young people in a project; innovative and exciting. Value in student-driven skills and leadership.

AG21-00136: **North Carlton Railway Neighbourhood House (Auspiced by North Carlton Railway Neighbourhood House)**

The Constant Gardener

Project Description: Railway Garden is a new, collectively run community food garden in Princes Hill. Construction of the garden is almost complete with Stage 2 - a composting area & seating - to be completed by early 2021. In November, the Garden Subcommittee organised small covid-compliant garden teams of local volunteers who prepared the soil and planted the first crops.

Of the 90 people registered online at railwaygarden.org.au for regular gardening, workshops, working bees and classes, the vast majority have little to no gardening experience. Because we are an emerging garden, the Subcommittee want to nominate an experienced gardener to guide participants through the daily, seasonal work to be done in the garden. We propose that hands-on, guided gardening sessions with our 'Constant Gardener' would run regularly each week to build our community's knowledge, skills and confidence to garden using sustainable, organic methods. Participants will learn about organic gardening, pest and weed control, seasonal harvests, and composting to create a closed loop system from the garden,

to the community lunch, to the compost, and back to the soil. Above all, they will develop confidence to garden in urban environments, and to share their skills and knowledge with others new to gardening, creating an informed, supportive and connected community.

A section of the garden bordering with Gallagher Reserve will be devoted to soil restoration and native plantings in collaboration with Council. This presents opportunities to learn about indigenous plants specific to our area & contributes to our local biodiversity. Collaboration with other community groups such as Wurundjeri Woi Wurrung Corporation, Council and other gardens will lead to enhanced community programs at the Neighbourhood House. Embedding hands-on education and a sense of stewardship for the garden through successful community participation will be important for the longer term success of this new community food garden.

Total Project Cost: $15500.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $5,000.00

Panel Comments: Excellent idea to hire a trainer to provide mentorship. Prioritizes low income housing and reaches different and hard to reach types of Yarra residents.

COMMUNITY ARTS

AG21-00120: **Melbourne Electronic Sound Studio**

MOBILE MESS

Project Description: MOBILE MESS is a proposed incursion pilot program that will take the magic of electronic sound creation to a selection of schools and community institutions in metropolitan and regional Victoria in 2021-22. The incursion pilot program will provide workshops with children and young people from upper primary school through to secondary school (Years 5-12), showing participants how to use electronic musical equipment and experience a direct link between electronic music, STEM and creativity. Abbotsford Convent have kindly agreed to participate in the pilot program in 2021. Funding sought in this application will support the delivery of three inclusive and accessible workshops at their Industrial School venue. Created especially for children and families, the workshops will be presented as part of their Convent Kids program which attracts over 7200 children and families each year. Children of upper primary school age (9-12) become the artist-music creators, supported by their parents and guardians, while MESS staff guide participants in a hands-on exploration of electronic sound creation. Abbotsford Convent are offering the venue at a subsidised rate, and also offering specialist support from the ACF Producer Marketing and Communications Manager, Venues and Facilities team, totalling over $3000 in-kind. Following a successful series of workshops at the Artful Dodgers Studios (ADS) in Collingwood in 2019, ADS are also happy to engage the MOBILE MESS program in 2021 to provide more workshops to their cohort of young people (15-27) who come from disadvantaged backgrounds/difficult living circumstances. The program directly aligns with ADS' aims to engage young people in the making of art and music, encouraging positive re-engagement with learning, and increasing social connection, self-esteem and employability.

Total Project Cost: $10923.00
Amount Requested: $3651.00 **Minimum Required:** $3651.00
Recommendation: $3,651.00

Panel Comments: Unique music program for children in City of Yarra which has had previous success with Artful Dodgers. Letters of support from Artful Dodgers and Abbotsford Convent (including in kind support). Modest and realistic budget with internal funds also being utilised. Good supporting documentation.

AG21-00223: **Mr Logan Mucha**

I can't remember how to dance at nightclubs

Project Description: The project sees the development and creation of an approximately 10-minute video artwork to premiere at the Brunswick Street Gallery from the 7 to 24 October 2021. The work explores

historic queer meeting spaces in the City of Yarra. Specifically, I'll explore how space and location has defined and built queer communities over the last century including beats, LGBTIQ+ organisation spaces and nightclubs. The work explores what impact the closure of these spaces has made on our community's ability to connect, from moral outrage to gentrification and COVID-19.

Through remote community consultation with diverse members of Melbourne's queer community, I'll uncover their collective memories of these spaces and source archival materials for inclusion in the works, such as newspaper microfilms, police records and ALGA reference. Collaborating artist and choreographer Adolfo Aranjuez, will use archival footage to replicate historic queer club dancing for inclusion in the work.

The 10-minute video artwork centres around the medium of volumetric filmmaking: a process that connects depth sensors with digital cameras to record full motion video with embedded depth information (known as 2.5D). Creative Victoria has already assisted development through providing the hardware to support my preliminary technical education in the medium (references attached).

This development moves past the technical, connecting the visual and thematic potential of this emerging technology in line with my practice of community-based art. The technology's unique aesthetic will underpin the project's themes of intimacy, memory and the digital preservation of history. I'll utilise the technology through recording interviews, dance performances and architectural models, then superimpose this visual data over traditional location-based cinematography.

I'll edit the resulting materials together with dreamlike momentum, to craft a remembered communal portrait of queer spaces in the City of Yarra and the communities forged over the years.

Total Project Cost: $18547.00
Amount Requested: $6000.00 **Minimum Required:** $5000.00
Recommendation: $5,000.00

Panel Comments: Well formulated project from established film maker. Historical connection to CoY LGBTIQ+ community with local support. Good partnerships and collaborations. Clear and reasonable budget.

AG21-00127: **Ms Suzanne Watts**

We are colouful! Same and different.

Project Description: 'We are colourful! Same and different' is an African Australian youth cultural project which will utilise dance to engage African young people in the City of Yarra. Experienced and skilled Dance Artist Ayel Akot – Mou (South Sudanese Heritage) and Suzie Mzuri Watts from Mzuri Dance will run a weekly dance program to be held at Florence Peel Centre out of school hours that will culminate in a community contemporary dance performance , 10-20 performers, creating new audience engagement at The Abbotsford Convent for young African Australians in the community and their families. This performance outcome is in partnership with Abbotsford Convent as a longer term relationship strategy with the local African Australian community and will include designated outdoor spaces and/ or indoor performance in the Oratory or Rosina Auditorium depending on covid restrictions and in concert with the planning and program strands such as the young people's program.

Following consultation with the young people and participants of former programs through Mzuri Dance and in collaboration with Suzie and Ayel, we have listened and are responding to strong messages of hope, vision and inclusion from the young people. One such message that resonated with many participants and community members was Let us dance "and express a story that sends our audience a message. Always appreciate people even if they are not the same."
We will explore the values & expressions that define us as a community – we may look different but we all have the same need to belong . It will provide a stimulus and a foundation on which we will start our creative process. The outcome will culminate in performance(s) at The Abbotsford Convent.

Total Project Cost: $39450.00
Amount Requested: $10000.00 **Minimum Required:** $9000.00
Recommendation: $10,000.00

Panel Comments: Established dance practitioners working with African young people in public housing with demonstrated capacity to deliver project. Good local support. Impressive physical, mental and social health benefits.

AG21-00212: **Ms Bigoa Chuol**

dichotomi mag

Project Description: My project is to develop dichotomi mag, a digital literary and arts platform (by and for African creatives), dedicated to the multitudes and multiplicity of Black creativity in Australia, through words, sounds, visuals and conversations. it is created in response to the lack of representation of African Creative in the art sector and to the counter the inaccessibility of opportunities, systemic, cultural or otherwise. The platform will digitally publish 12 - 10 creatives four times a year. March, June, September and December. I ran a crowd funding campaign that did not reach the target. But i am able to pay the remaining fees for the web development (partly funded by Creative Victoria as a research & development) the crowd funding campaign will also cover the fees of the artist for the first edition of dichotomi and some project and maintenance fees. For this grant i wish to cover the costs of the second, third and fourth edition, project running costs and marketing for the launch.

Total Project Cost: $26400.00
Amount Requested: $12000.00 **Minimum Required:** $8000.00
Recommendation: $8,000.00

Panel Comments: The project has clear aims and objectives which are meeting a need in the Afro-Australian community and more broadly in the artistic community. Interesting and potentially important literary contribution to a particular segment of the community.

AG21-00074: **Ms Zya Kane (Auspiced by Auspicious Arts Projects)**

The Memory Go Round

Project Description: The Memory Go Round- MGR project is driven by the stories of disabled artists.

This year VALID focused on an initiative called 'Stories from Home' (see link info) based on responses to prompts sent in lockdown, the MGR is a process of extending these stories and others into immersive/sensory experiences and engaging with other disabled/non artists in the VALID/BANH and Yarra community.

The project aims to share a process of storytelling through the exploration of the senses. We will extend through 'Stories from Home' and open to story-telling beyond necessity of written or spoken words, to create a multi-disciplinary, immersive sensory installation & artist presentation where lesser heard stories are woven and transformed into sensory story to be delivered in a Covid safe, accessible space where smell, image, sound, texture and taste envelop the visitors.

WORKSHOPS: For participating disabled artists to creatively investigate memories, stories and sensory exploration, develop, share skills and engage in artistic practice.

CONSULTATIONS: Engagement of deaf, blind and mental health consultation to be informed of distinctive cultural characteristics, delve into understanding of senses and communication for story development to embed, and align aesthetic access.

MENTRORING/ENSEMBLE CREATION: Creating with each artist, to transform personal stories into sensory stories for immersive installation.

ARTIST PRESENTATION: A sharing of this process including immersive presentation with wider community and open forum with the artists.

DEBRIEF: For all participants to share feedback, feelings and future plans.

The projects purpose is to give rise to a voice lesser heard in our communities and create a sensory story experience that crosses artistic formats between theatre/gallery/film. MGR aims to give insight into memories and a shared experience of intimacy and connection with a broad audience and to draw together artistic merit and recognition under the umbrellas of community and creative arts that is accessible.

Total Project Cost: $15540.00
Amount Requested: $10000.00 **Minimum Required:** $8800.00
Recommendation: $10,000.00

$10,000.00

Panel Comments: Interesting project which builds on previous storytelling in City of Yarra. Considerable thought about workshops addressing issues for people with disabilities. Reasonable and clearly documented budget. Community collaboration and letters of support strengthen application.

AG21-00167: **Brunswick Street Gallery**

Ground Floor Gallery Project

Project Description: In 2021 Brunswick Street Gallery will launch our Ground Floor Gallery Project, a dedicated exhibition space to showcase the work of emerging artists based across Australia, focusing on inclusion and promotion of artists from marginalised communities, working with partnering local community organisations and remote national Indigenous Art Centres.

We will activate our ground floor level exhibition space, Ground Floor Gallery, working with local artists and collectives, community groups and national Indigenous Art Centres by hosting 7 exhibitions within a contemporary inner-city environment, connecting them with new audiences, emerging and established collectors, and extending their art networks.

Though initially named for its location within the building, we have identified our Ground Floor Gallery space as an accessible opportunity for emerging artists to get in, as the saying goes, at the ground floor – a valuable opportunity for an artist, curator or collective in the beginning stages of their career, allowing the chance for them to develop an exhibition in a professional setting.

The Ground Floor Gallery Project is designed to build solid community networks in the City of Yarra, providing the opportunity to promote and strengthen connections with remote arts organisations and art centres – namely, Buku-Larrnggay Mulka Art Centre (Yirrkala, Northern Territory), Warmun Art Centre (Warmun, Western Australia), as well as local outreach organisations The Ownership Project, Fitzroy North and Yarra Youth Services, Fitzroy – with the City of Yarra community, creating a more enriched and diverse local Yarra art scene.

Brunswick Street Gallery will partner with these organisations to curate and facilitate an exciting, diverse exhibition program that extends the opportunity for emerging artists to showcase their work within a professional, gallery environment in the centre of Yarra's vibrant art scene – while also providing an opportunity for local audiences to engage with these organisations in a meaningful way.

Total Project Cost: $22400.00
Amount Requested: $6425.00 **Minimum Required:** $4800.00
Recommendation: $4,800.00

Panel Comments: Clear proposal that supports the exhibition of diverse local CoY creatives as extension of already established exhibition program. This project supports First Nations artists a priority of Yarra. The project is clearly defined, the budget is reasonable. Funds such as printing costs and installation technician fee can be reduced.

AG21-00129: **Black Hole Theatre**

Spin a Yarn

Project Description: BHT is seeking support to collaborate with the Yarra community to create 5 self-devised, short puppetry works for video, made from the members' stories. With support from Yarra City Libraries and Belgium Avenue Neighbourhood House, BHT will pair puppeteers with diverse individuals and/or community groups. Together they will shape the story, choose the best style of puppetry, sound, and production, and then film it. Once the participants and the artist have come together, the creative process will unfold over a few meetings. The community members' ideas will drive the process and shape the final creative outcome. The "story" could be an event from real life, a fantasy, a poem, a short story, or anything that they would like visualised. To engage diverse participants and reach beyond those who normally participate in cultural activities, we will be guided by Yarra City Libraries (with whom we have a well-established relationship) and BAHN to target particular community groups, aiming to include members of the CALD community, First Nations, young people, and elders.The aim is to engage each person's creativity and place their ideas at the centre of an artwork that will last forever, and can be shared with family, friends, and communities – both here and internationally. With help from the Libraries and BANH, BHT will introduce the project through print media (translated appropriately), social media, e-news, networks, and face-to-face meetings.

Translators will be engaged where needed. Yarra City Libraries will have offered the services of their video artist to make the videos.
The videos will be delivered digitally to the authors, YC Libraries, BANH, & also to our website and video platforms – but only with the authors' consent and agreement.

Total Project Cost: $16047.00
Amount Requested: $9400.00 **Minimum Required:** $3500.00
Recommendation: $6,500.00

Panel Comments: A wonderful project engaging with and benefiting community groups who are Council's main priority - First Nations, Social Housing, LGBTQI. Artist merit -high, innovative, new and edgy! Employs a number of creatives, with strong partnership opportunities. All links in support material clearly described project. Written intention was clear and achievable. Budget is reasonable.

AG21-00201: **Mr Jordan Giusti**

DOOMER

Project Description: DOOMER is a collaboration with the Yarra Youth Centre on a public moving image work that explores the dreams and fears of multicultural millennials struggling to define their collective futures in the face of impending climate catastrophe.

Based on research conducted in 2018, my producers and I decided we wanted to design a project specifically for and with creative young individuals within the Yarra Youth Centre that will work to showcase the diverse skills, experiences and voices present there.

DOOMER is designed as a choral work where distinctive individual voices feed into a collective narrative about a coming doomsday event, building on the idea that the catastrophe of climate change is just over the horizon.

It will be a multi-disciplinary project incorporating moving image, audio storytelling, music and sound design elements to authentically capture the temperature of contemporary multicultural youth's hopes and fears about the future.

By pairing richly visual, slow-motion sequences of youths skating with audio storytelling led directly by up to 25 community participants, the project will take the framework of diverse personal experiences and elevate them into an elevated ensemble portrait.

Together with industry mentors, participants will also be involved in the filming, editing, performance, sound design and music elements of the piece, helping to build on their existing creative capacity.

Our hope is that by working together to share stories that express the fears and desires our multicultural youth have about their future, we can highlight moving, authentic voices typically ignored by mainstream media.

At the same time, the work will spotlight important issues in the community around eco anxiety and emotional well being that will provide valuable insight for audiences into what Yarra youth envisage about their futures, and provide a case study to council for how to engage youth participation to address these issues.

Total Project Cost: $23790.00
Amount Requested: $7350.00 **Minimum Required:** $5800.00
Recommendation: $5,800.00

Panel Comments: Interesting and well-considered youth project from young well-regarded filmmaker with capacity to deliver project. Good local CoY liaison and considerable support with a reasonable and well-structured budget.

AG21-00035: **Genesis Baroque Inc**

Lifting Spirits Community Market Concerts

Project Description: Musicians from Genesis Baroque will perform two free concerts in 2021 as part of the proposed Lifting Spirits Community Market; a series of events run by Belgium Avenue Neighbourhood Houses (BANH Inc.) that include a weekly outdoor pop-up restaurant to be held at the North Richmond housing estate. The restaurant will be led by Lentil As Anything (Abbotsford Convent) who will work together with estate residents to create meals for residents and the broader community. The program will initially run at the North Richmond estate, but is similarly planned for the Collingwood housing estate once established. Meals will be free for residents and health care card holders and 'pay as you feel' for others. Concerts performed by Genesis Baroque for the events will be free for all, and will further strengthen the Lifting Spirits project aims of promoting social connection, reducing COVID-19 social isolation, and reducing stigma associated with the housing estates. The concerts will also enhance the joy of shared food and celebrating community diversity through the addition of live music. This is a unique opportunity for Genesis Baroque to engage directly with the community housing estate residents and share music in an environment that is accessible and familiar. Baroque music is notable for its beauty and broad appeal, and for its expression of emotion – particularly joy and pathos – and these qualities enable the music to connect strongly with diverse audiences when stripped of the formal and exclusive environment of the concert hall. Genesis Baroque maintains a strong commitment to performing in venues and environments that destigmatise classical music, and the partnership with BANH Inc. and the Lifting Spirits Community Market is one facet of the ensemble's plans to share performances with audiences who would otherwise not be able to access this timeless, beautiful music.

Total Project Cost: $8400.00
Amount Requested: $6000.00 **Minimum Required:** $4800.00
Recommendation: $4,800.00

Panel Comments: A good idea to combine classical concert events with affordable food at community Housing estates. Clear capacity to deliver event. Interesting possibilities for ongoing collaboration/partnering..

COMMUNITY CELEBRATIONS

AG21-00049: **Melbourne Comhaltas Inc**

St Patrick's Day Celebrations

Project Description: The aim of the project is to celebrate St Patrick's Day, a day of special cultural significance for the Irish community. This is an Irish festival but is now known and celebrated all over the

world, enjoyed by many cultures. It is always on 17th March. In 2021 this will be on a Wednesday night. We will hire St Philip's Hall on Hoddle Street. We hope to start at 6 pm to make it easier for young families who need to go home early with children. We will finish at 10.30 so as not to interfere with the local communities' sleep time. Our night will consist of Irish cultural activities, such as music, dancing, storytelling and poetry. We will have activities and games for the children, prizes for the child best dressed in green and prizes for children who wish to show their talents in music or dance. We will have a nice supper and tea and coffee will be available all night. It will be a real family night, where grandparents will be partying with their grand-kids.It is a night when young and old come together to celebrate their culture and preserve the traditions. It will be advertised widely, among many different communities who wish to share the day with the Irish. This promotes cultural diversity and helps us to develop an enjoyment and appreciation of what different cultures have to offer. Many of the Collingwood communities join us and celebrate with us.
If we cannot meet in person, this will have to be online.
It would not be as good but it would be possible to have a successful celebration online. We have been building up our skills in this area in recent months and have had some great nights online, the most recent one being Halloween.

Total Project Cost: $4900.00
Amount Requested: $1500.00 **Minimum Required:** $700.00
Recommendation: $1,500.00

Panel Comments: This is a good application with clear and defined activities, aims, measurements of success and contingency plans in case of strict social distancing measures.

AG21-00061: **cohealth**

Eid Celebration 2021

Project Description: Eid Ul Adha community celebration. This celebration is one of most significant events in Islamic calendar and
it emphasizes the humanity and interconnectedness of all people regardless of race and religion. the event will provide an opportunity for the City of Yarra Muslim community from different backgrounds to celebrate one of their most significant celebrations and share the joy with he rest of the community. cohealth works with the Horn of African communities in Yarra to plan for the meaningful cultural event. the event is a recognition and acknowledgement from City of Yarra to provide support for its constituents who make up the city and contribute to the City multicultural framework. the event will invite participation and attendance by both Muslim and non -Muslim Men,Women and Children and will offer cultural and social activities that include halal BBQs, coffee making, rides and cultural entertainments and story telling.

Total Project Cost: $4840.00
Amount Requested: $3000.00 **Minimum Required:** $3000.00
Recommendation: $2,000.00

Panel Comments: This is a strong application with clear aims and outcomes to be achieved.

AG21-00124: **Oromo Community Women's Group in the City of Yarra Inc**

Celebration of Eid Al Adha, Festival of Sacrifice

Project Description: We plan to hold our successful annual Eid Al Adha celebration in the grounds of the Elizabeth Street Richmond housing estate. It will be held on a Saturday near the actual festival dates (Eid Al Adha is between 19 and 23 July) but when the weather is fine. It will run from lunchtime until late afternoon. It will be open to all the residents of the estate plus other Yarra residents, local Yarra councillors, other political representatives and other organisations as well as members of the Oromo community from other parts of Melbourne. It will include a BBQ lunch and a range of play activities for children, including face-painting and jumping castles.

Total Project Cost: $11000.00
Amount Requested: $3000.00 **Minimum Required:** $
Recommendation: $3,000.00

Panel Comments: The application demonstrated a clear community need and community benefit. The outcome of the project is also aligned in the stream priorities.

AG21-00146: **Community Radio Federation**

3CR International Women's Day Street Party 2021

Project Description: 3CR will hold a street party in Little Victoria Street alongside our station at 21 Smith Street Fitzroy in celebration of 8 March 2021 - International Women's Day. We will hold an inclusive celebration that embraces all who identify as women along with those who identify as gender non conforming. The event will be performance based and will also be broadcast. We will draw on the rich artistic talents of our programmers to showcase a culturally diverse line-up of live performances that will also be a live broadcast event. Performances will be drawn from existing programmers including South Sudanese singer and performance artist Ajak Kwai (from 3CR show Ubuntu Voices), Latin American performers from 3CR programs Radio Capucha and Mafalda, spoken word with Viv from Black Block and Bigoa from Diaspora Blues and much more. There are rich talents across the 120+ programs and 400 volunteers engaged at the station.

Monday 8 March in 2021 is a public holiday (Labour Day) and the time of year is highly conducive to an outdoor celebration. The event will take place on the street and on the airwaves from 2-7pm with a relaxed and welcoming environment. It will be open to the public and free. It will be a great opportunity for the local neighbourhood to both celebrate the significance of International Women's Day, and get to know their local community broadcaster.

We will invite local food providers to cater the event, and it will be a non-alcoholic, child friendly event.

Total Project Cost: $8877.60
Amount Requested: $3000.00 **Minimum Required:** $2700.00
Recommendation: $3,000.00

Panel Comments: The application showed the project offers great benefit to the community and the outcome is linked with stream objectives.

AG21-00219: **The Wellington**

2021 City of Yarra Gala Ball

Project Description: The Yarra Annual Gala Ball is an opportunity to recognise, gather and nurture the partnerships that have been created amongst the residents, artists, groups and organisations that live and operate within the City of Yarra.
This celebration is a chance for the residents of the City of Yarra (in particular residents of Richmond, Collingwood and Fitzroy housing estates), the organisations and its volunteers to celebrate their individual and collective achievements in a healthy, fun and inclusive social event. This is an affordable event featuring local artists residents of Yarra where they showcase their skills in music, performances and dance catered for all ages and abilities. The food is prepared by the social enterprise Cultural Catering which is operated and managed by residents of the housing estates within the City of Yarra.

Total Project Cost: $12951.00
Amount Requested: $3000.00 **Minimum Required:** $2000.00
Recommendation: $3,000.00

Panel Comments: The City of Yarra Gala Ball is a Yarra institution that has been supported by Council for many years.

AG21-00246: **Greek Orthodox Archdiocese of Australia Parish of Holy Trinity Richmond Senior Citizens Club**

GREEK ORTHODOX ARCHDIOCESE OF AUSTRALIA PARISH OF RICHMOND, ANNUAL EASTER CELEBRATIONS.

Project Description: CHRIST MEMORIAL PROCESSION, REQUIRING ROAD CLOSURE AROUND THE CHURCH AS PER PREVIOUS YEARS.

Total Project Cost: $19163.28
Amount Requested: $6050.00 **Minimum Required:** $8860.00
Recommendation: $3,000.00

Panel Comments: Traffic management costs is a new criteria for these community celebrations grants and this application falls under this remit. The maximum grant however is $3,000.

AG21-00121: **Yarra Ethnic Arts Exchange Association Inc**

Required Community Celebrations

Project Description: We are going to have a big party to celebrate the fourth anniversary of our organization in September 2020. We will invite the people from other organization to join with us as well. We will do the performance during the celebration party before lunch and then have lunch together. We will have a lottery after lunch. We will have Karaoke after drawing.
We are going to have a fancy party to celebrate the Christmas in December of 2020 and then have big lunch together. We will do the ballroom dancing after lunch.

Total Project Cost: $3840.00
Amount Requested: $3000.00 **Minimum Required:** $2700.00
Recommendation: $3,000.00

Panel Comments: A worthwhile submission supporting local Chinese group.

AG21-00190: **cohealth**

Yarra Multicultural Lunar Year of the Buffalo

Project Description: Lunar New Year is like a combination of Western Saint Sylvester, New Year's Day, Christmas, Easter and Thanksgiving. This year is the Metal Buffalo (or the Ox, the Cow). Buffalos are hardworking friends of the people who work on the ricefield all day long. This year in particular needs to be celebrated and very hard. This would help bring a happy atmosphere to the area. This would chase away the bad pandemic virus which brought devastation and death to humanity in the last few months, and still ravaging in the world. For the Yarra community on the public housing estates. As for all other estates, bad memories linger. The community came together and planned the event. Yarra Council Mayor will open the event with gracious welcomes, and the guest speakers would follow. Multicultural performances/entertainment organised by the community, will help dissipate the bad spirit of COVID-19 and bring hope, luck, wealth and health. 2 interpreters may need to assist with the day.
The powerful Dragons will make their ceremonial entry, greeting the community on their paths, opening up the lettuce in their traditional performance, just like opening hope; the Laughing Buddha will follow with its big fan to the sound of happy drums. The diverse communities will enjoy catering by our BANH Catering company. The community will also helped. The community planned to have the celebration outside, with respect for social distancing, and there will be the need for marquees, chairs and tables around to cater for the community. People who cook inside and organise, must wear masks for protection. Everyone will help in the setting up, organising, serving of the food, which we will have to be very careful and COVID-safe, preparation, cleaning, and the packing up. Evaluation will occur on the day, as well as afterwards.

Total Project Cost: $7300.00
Amount Requested: $3000.00 **Minimum Required:** $2900.00
Recommendation: $3,000.00

Panel Comments: This is a strong application with detailed explanation of the project and intended outcomes. Good list of partners consulted, making use of local connections and run by a credible and well known organization. Budget is realistic and not overly inflated.

COMMUNITY HOUSING

AG21-00115: **Unison Housing Ltd**

Home Sweet Home Stability

Project Description: Unison provides secure long term self contained and rooming house housing to people that are disadvantaged members of our community due to mental health and other complex issues, with many having previously experienced homelessness. Unison manage 71 x rooms and 407 x studios/units in the City of Yarra, under Patch 4 & 5.
Unison is committed to not only providing affordable housing but also to support the tenant in their home and community. Most people experiencing mental health and homelessness will require intermittent multidisciplinary support and on-site services. Unison would like to support an expansion program that offers further support during tenant crisis with the access to brokerage funds that will sustain tenancies, prevent homelessness and build a cohesive and resilient community.
Unison is applying for grant funding for when the tenant requires Home Care support such as: Pest control, room cleaning, tenant damage repairs and apartment modifications due to disability/ageing. All the tenants are living on a low income and cannot afford to fund modifications or repair tenant damage items that fall outside of landlord's responsibility. This places tenants under financial pressure, affecting all aspects of their physical and mental health. The HACC support worker would utilize grant funding to assist with alleviating these multiple pressures during such times.

Total Project Cost: $10050.00
Amount Requested: $10000.00 **Minimum Required:** $6000.00
Recommendation: $10,000.00

Panel Comments: Strong application that directly supports people experiencing housing stress.

COMMUNITY STRENGTHENING (THREE YEARS)

AG21-00028: **Societa Isole Eolie**

Post-Covid19 Club Recovery Program

Project Description: In early March 2020, we were forced to close our doors due to government regulations aimed at preventing the spread of the Covid-19.
Our Schedule of Events planned for the subsequent 8 or so months was cancelled and we lost the ability to raise the funds necessary to fund our activities and pay our bills esp . Insurance (which is our biggest burden). This has created a crisis as our expenses still need to be met, including the servicing of our $60K ANZ Renovations Loan- last year we installed disabled toilet.
Insurance of $7,663.95 is due in November 2020(see attached quote- we have a cover note until Jan 2021)- we also attach last year's Policy showing premium of $7,429.76. Each year, we also need to meet fire services maintenance visits, phone and internet, Council rates, the supply charges for utilities (Gas, elect, water etc) and a host of other on-going expenses related to our role within the Italian Community eg. Il Globo Italian Newspaper publicity costs. After discussion with Mr Michael van Vliet about eligibility under the current round of Grants, we are now applying for assistance to meet expenses, in particular the Insurance- which this application focuses on. This will assist us to get through this period of austerity caused by our inability to raise our own funds.

Total Project Cost: $7838.00
Amount Requested: $4000.00 **Minimum Required:** $4000.00
Recommendation: $4,000.00

Panel Comments: This long established Italian seniors group is looking for support to survive the COVID lock-down. The application shows a clear community need and target group.

AG21-00014: **Indochinese Elderly Refugees Association VIC**

Support for older CALD people living in City of Yarra

Project Description: IERA offers free services and programs for the benefit of the Yarra older people community. This project offers a combination of online, telephone, and offline connection opportunities (if allowed) for seniors who live across Yarra city, particularly social housing vulnerable tenants, will be

connected with local groups and activities, supported to develop technology skills, and increase participation in the community so that they could take advantage of diverse activities as a result of digital inclusion initiatives bridging geographical divides. As a result of this, the project will reduce isolation and loneliness by bringing seniors and the community together during COVID-19 and beyond by using online communication tools as well as other methods for social connection. It provides proactive information and referral, community connection, and kindness to break down loneliness and isolation using a trauma-informed, culturally appropriate approach. We will provide social and emotional support to Vietnamese speaking seniors aged over 65 in the City of Yarra who are isolated at home because of COVID-19.

Moreover, our project also addresses the impacts of complex multiple issues on vulnerable tenants; direct specialized resources to the emerging and specific needs of disadvantaged groups. For example, we assist them to access mainstream services relevant to their needs. Our staffs receive cultural awareness training and can assist our target seniors who are with poor English language skills by translating, interpreting, or filling the form for them...

Besides, our project will build appropriate and enabling services and supports as our CALD seniors need tailored information, our health professionals need to know how to communicate effectively and appropriately, and our services need to be more accessible.
We held information sessions delivered by a wide range of local service providers, develop and deliver online workshops to seniors through our group online meetings, and face to face when allowed.

Total Project Cost: $13540.00
Amount Requested: $5000.00 **Minimum Required:** $3000.00
Recommendation: $4,000.00

Panel Comments: This is a strong project with clear aims and outcomes with realistic approaches and expectations.

AG21-00024: **Women's Empowerment, Health & Wellness Group (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Hope to Renew: African Mothers Empowerment Project

Project Description: The 'Hope to Renew: Mothers Empowerment Project' will provide weekly activities for African mothers living at Richmond Public Housing Estate, with a focus on providing opportunities for mothers to connect and socialise with each other; learn about the importance of prioritising mental health and wellness; as well as local support services available in Yarra. Planned activities include:

- Information sessions from local service providers: mental health and wellbeing, family violence, employment
- Language lessons for conversational English - Excursions / picnics
- Classes: cooking, yoga, Zumba, sewing, jewellery making

Total Project Cost: $25300.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $3,000.00

Panel Comments: This is a strong application with clearly defined community needs, aims and outcomes.

AG21-00029: **You Yi Zhi Qiao-Crossing The Bridge Inc (Auspiced by Auspicious Arts Projects)**

Happy aged life

Project Description: Our project has the targets as:
Loneliness and non-English speaking are the senior Chinese community problems within and outside the City of Yarra. Our project focus on physical exercise, cultural activities, the virtues of good eating and general health, positive aging and ever continuing education.
A greater understanding in the general community of our issues, values, and contributions to Australia society. To achieve this, We have English class once a week. Attend seminars from government departments.

Attend more activities(such like visiting museums) to integrate with mainstream. Increase mental and physical wellbeing of our members. Everyday chat online to talk each other. Once a week we have physical exercises. Some Birthday party for members over 80 years old.
Develop our skills to participate the community activities. Once a week the choir will have a rehearsal, learning not only Australia and Chinese songs but also the Africa, the indigenous, and many countries songs.
Increase community participation. Maintenance and build up relationships with Neighborhoods of City of Yarra. We will attend most activities of the City of Yarra which we can.
Recruit new members from the City of Yarra community.

Total Project Cost: $14665.00
Amount Requested: $5500.00 **Minimum Required:** $4500.00
Recommendation: $4,000.00

Panel Comments: This was a strong application, supporting the artistic and cultural activities of elderly Chinese based in the Richmond estate.

AG21-00047: **Community Radio Federation**

Pacifique X LGBTIQA+ radio training

Project Description: 3CR in partnership with Pacifique X will design and deliver a radio training course for up to 12 members of the Pacific Island LGBTIQA+ communities. The training will cover audio editing, media law, creative design production, live broadcasting, podcasting and more across 24 hours of peer-led training.

The project will take place online and in the station at 21 Smith Street, Fitzroy, and will adapt as necessary to ensure a Covid-safe delivery. The training will develop the skills of the Pacific Island LGBTIQA+ participants with the aim of producing and presenting a regular radio show on 3CR. Tailored training will provide the necessary resources to support the team's radio production skills, which in turn will enable participants to create and distribute radio content by, for and about their communities. It will provide a valuable voice across existing platforms that will raise the visibility of the Pacific Island LGBTIQA+ communities and thereby foster greater connections, respect and inclusion. The training will develop the skills of the members of Pacifique X while strengthening their organisational capacity and reach.

The training will build the confidence of the community and provide a strong connection to an active, local, Yarra-based community media organisation. Importantly the training and subsequent radio show will provide a safe space for the sharing of stories by, and for, diverse genders and sexualities from the Pacific Islands communities here in Melbourne and beyond. The project will foster the culture of Pacific Island communities and enable them to showcase their culture to a wider community.

3CR is excited to partner with Pacifique X for this project, and we are keen to foster their engagement at our station. Their participation will fill a gap in our current queer broadcasting, and provide meaningful participation and an on-air voice to the LGBTIQA+ Pacific Island communities.

Total Project Cost: $17451.00
Amount Requested: $3997.40 **Minimum Required:** $3500.00
Recommendation: $3,997.00

Panel Comments: This is a strong application that details clear needs, aims, activities and measurements of success. The budget is realistic and with adequate detail on how the funds will be spent.

AG21-00055: **Yarra Ethnic Arts Exchange Association Inc**

Community service for elderly people in North Richmond

Project Description: Our organization has many free activities for local elder people, such as singing, dancing, Chinese painting and calligraphy, free English class, Ping Pong activity, ballroom dancing, lectures on gardening and cooking, etc. This year we adapted by meeting on Zoom but next year we will resume all free activities for local people and welcome people from other communities as well. We will have a show for Chinese painting and calligraphy next year. We will hold a Ping Pong competition next year as well. We

will still do free performance for two Age Care every quarterly, but we will plan to do free performance for one more Age Care next year. We will take members of our organization to do the excursion next year.

Total Project Cost: $12225.00
Amount Requested: $4000.00 **Minimum Required:** $3700.00
Recommendation: $4,000.00

Panel Comments: A good project with activities for elders.

AG21-00064: **Greek Orthodox Archdiocese of Australia Parish of Holy Trinity Richmond Senior Citizens Club**

Social and Recreational Activities for Richmond Greek Senior Citizens

Project Description: We will run social and recreational activities for the Greek elderly of Richmond including meals, games, celebrating national and Saints' days, excursions, health lectures and visits from speakers. We support each other as we grow older and meet once a week together at the Church Hall for lunch on a Wednesday. The recreational activities help to keep us healthy and active and stay in touch with our community. We go on excursions several times a year and often this is the only opportunity for some of the older ones to go away. We also keep an eye out for those who are now living alone.

Total Project Cost: $23000.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: This is a good application with clear project activities, aims and outcomes.

AG21-00065: **Fitzroy Multicultural Families and Children's Group (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Social activities for women and children of multicultural backgrounds living in Fitzroy

Project Description: We plan to hold the following activities:
Four excursions to other parts of Melbourne/outside Melbourne;
Four BBQs or picnics, to be held locally;
Eight fortnightly casual get-togethers to be held on the Atherton Gardens estate during the summer months.
The purpose of the project is to give women and children from different cultural backgrounds, the majority also with a refugee background, the opportunity to make friends, enjoy social activities and visit parts of Melbourne they might not otherwise get to visit and with a wider social group than just their own cultural group. This year we aim to try and include more Christian women in what is at the moment a predominantly Muslim group, although from different cultural backgrounds

Total Project Cost: $6100.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: This is a good application with clear project aims and outcomes.

AG21-00077: **Yarra Chinese Women's Group**

Health and Happiness for Chinese Women

Project Description: Our group provides a range of activities and weekly meetings for the Chinese Australian women of the City of Yarra. We provide healthy lunches, play Mahjong, do Tai Chi, go on outings and excursions, have seminars and guest lecturers. We have seminars in regard to health and hygiene for women. We have a series of activities and special days that we celebrate throughout the year. These include International Women's Day, Mother's Day, Chinese Dragon Boat Festival, a special Anniversary Celebration, Mid Autumn Festival, Senior's Week, Christmas and

Chinese New Year celebrations. Also people can come
and be grouped together with others that enjoy the same
things.

Total Project Cost: $24800.00
Amount Requested: $5000.00 **Minimum Required:** $4000.00
Recommendation: $4,000.00

Panel Comments: A clear project with some mention of qualitative assessment for evaluation.

AG21-00085: **North Richmond Elderly Chinese Friendship Association**

Community Activities and Celebrations

Project Description: These are activities we are planning for 2021:

- three cultural events: Dragon boat festival, Mid-autumn Festival and Chinese New Year celebration
- monthly cooking class
- bus trip for Chinese seniors twice a year
- weekly singing and dancing activities
- playing mah-jong three times a week
- visiting anybody who is sick or the family of somebody who has passed away
- bus to the Peking opera
- classes for English, both oral and written
- computer lessons.

The purpose is to help elderly Chinese people on the estate live long and healthy lives. project needs to be done as it helps to reduce isolation among the elderly. We help the community by visiting the sick. Playing mah-jong can help prevent dementia as we are using brain power. When members are happy they are healthy.

Total Project Cost: $27460.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: It's great that the project has daily activities supporting the elderly Chinese based in the Commission high-rise.

AG21-00086: **Chinese Mandarin Community Friendship Association**

Celebrating Community

Project Description: We meet regularly and have singing, dancing and entertainment sessions to keep our elderly Chinese Australian members healthy and active. As well as providing educational lessons and talks about a range of subjects from healthy living to how to care for the environment. We also regularly visit any sick and frail members who may be in hospital or a nursing home. We are seeking funding to continue with our activities which apart from our weekly get-togethers includes the following four main celebrations; Chinese New Year, Dragon Boat Festival, Mid Autumn Festival and Christmas. Each celebration involves food and special activities.

Total Project Cost: $26000.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: This is a good application with clear aims and outcomes.

AG21-00089: **Melbourne Yarra Yue Opera Troupe**

Melbourne Yarra Yue Opera Troupe

Project Description: The group has 67 members and meets twice weekly to practice traditional Chinese Opera performances. This provides members with the opportunity to socialise and provide support to each other, while also engaging in traditional and culturally appropriate activities, ie. Chinese Opera. The group

also provides an opportunity for members to share a culturally appropriate meal. The group normally performs for free for other Chinese residents throughout the year in Yarra and beyond, which provides a sense of happiness and connection for the community to their cultural roots. Many residents are isolated elderly community members, and this provides comfort and connection. During the pandemic this group has had to practice online and has also provided masks and sanitiser to members, delivering to their homes, to keep everyone safe. During the pandemic, the group have met online and performed on WeChat. The group intends to begin practising and performing again in 2021 while the COVID restrictions begin easing.

Total Project Cost: $15920.00
Amount Requested: $4500.00 **Minimum Required:** $4200.00
Recommendation: $4,000.00

Panel Comments: The frequency of the project is admirable. Another Chinese opera group in the City of Yarra.

AG21-00095: **Greek Elderly Club North Fitzroy and North Carlton**

Greek Cultural Activities in Fitzroy

Project Description: We are seeking funding to support our everyday activities, including our weekly Monday meetings at the North Fitzroy Community Centre. The club provides meals and a number of social activities including dances and excursions. We would like to continue to provide our members with the services they require. This funding will support our activities for the next year. The purpose of the program is to increase the health and well-being of elderly Greek community members who live in the City of Yarra. The program will also help to combat loneliness and provide the benefits of socialisation to members of the club. The funding will also be used to celebrate May Day and provide a special luncheon to our members.

Total Project Cost: $28940.00
Amount Requested: $3500.00 **Minimum Required:** $3000.00
Recommendation: $3,500.00

Panel Comments: A very worthwhile submission supporting the elderly Greek community.

AG21-00096: **Australian Yugoslav Pensioners**

Australian Yugoslav Pensioners Social Club

Project Description: The Club has regular luncheons every Wednesday at Bargoonga Nganjin at the North Fitzroy Library, for around 60 pensioners from Yugoslav backgrounds. These hot lunches are prepared specially in the kitchens of the community centre. We also have singing and dancing sessions and celebrate important national days like Australia Day, father's and mother;'s days., Easter and Christmas. We organise picnics, camping and other activities like fishing. We visit the sick in hospitals and in homes, assist the elderly with their shopping and visit other multicultural groups. Each year we take two trips - one to Yarrawonga and one to Bright staying for three nights each time. The purpose of this project is to provide pensioners with a Yugoslav background an opportunity to socialise with each other on an ongoing basis through weekly lunches and scheduled camping trips and picnics. This work needs to be done as it provides support to promote community and encourages greater participation, understanding and mutual respect. The community need is for people from similar cultural backgrounds to come together to socialise and share common experiences. It provides a network of support for people who may be disadvantaged and unconnected with mainstream community services. It encourages cross-cultural exchange demonstrating the value of our multicultural heritage.

Total Project Cost: $32000.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: A unique multinational group operating at the North Fitzroy Library and before that for many years at International House in Edinburgh Gardens.

AG21-00101: **Richmond Beijing Opera Study (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Chinese Opera at the North Richmond Housing Estate for the community

Project Description: Our club consists of 30 adults (mostly seniors) who meet and rehearse different acts on a regular basis for several performance to entertainment the local community and to promote Beijing (or Peking) Opera throughout the year. These acts consist of music, songs, dance and acrobatics in a lively and colorful display. Each of our club member plays a very different role in different acts. Some are actors (or opera singers), some are musicians who play in the background, some are makeup artists during on stage performance to paint the masks for the performers etc.

Total Project Cost: $16620.00
Amount Requested: $3000.00 **Minimum Required:** $2500.00
Recommendation: $3,000.00

Panel Comments: A good submission from another Yarra-based Chinese Opera group.

AG21-00104: **Serbian Pensioners Club Fitzroy**

Strengthening Serbian Seniors

Project Description: We meet once a week for social and educational activities. Meals are provided weekly and the community members can gather to discuss the news of the day. We cook and serve our own meals - there are traditional dishes such as chicken soup and cabbage rolls. We also like to provide speakers to inform and educate members of the Serbian community. We celebrate special anniversaries and national days, with singing and performances. We also travel once a year as a group by bus to the countryside. The community are very happy in the new premises at North Fitzroy Library and appreciate Council's continued support.

Total Project Cost: $13125.00
Amount Requested: $4000.00 **Minimum Required:** $3000.00
Recommendation: $4,000.00

Panel Comments: Social interaction is important after COVID-19 lockdown and this club has operated successfully for many years.

AG21-00105: **Mei's Art (Mei Lan Fang's Art Chinese Beijing Opera Friendship Association)**

Celebrating Chinese Beijing Opera in the City of Yarra

Project Description: We are an amateur Chinese Opera group based at the Richmond Housing Estate. The purpose of our project is to provide an ongoing opportunity for our members to come together and practice in a social setting. Our members enjoy learning and it keeps them in contact with their culture. The members also enjoy performing and sharing their culture with other members of the community. We meet weekly at the community centre at 110 Elizabeth St, Richmond. It is a great social event for our members and helps to prevent social isolation. During the year we perform at many different venues including the Lunar New Year Festival in Victoria St and the Moon Lantern festival at the Richmond Estate. This year we also had a show at the Richmond Theatrette on a Sunday afternoon and we intend to do this again next year.

Total Project Cost: $19570.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: Good application from long-standing local Chinese opera group.

AG21-00132: **Yarra Chinese Friendship Association**

Show You Have a Loving Heart

Project Description: The Show You Have a Loving Heart program supports senior public housing residents and members of the Yarra Chinese Friendship Association through regular home visits, delivering meals,

helping with medical needs, visiting local doctors and hospitals. We have also developed and run regular Mahjong, Chess and Dancing sessions for the elderly which happen three times a week on the Atherton Gardens Estate involving around 100 people. There are birthday celebrations, Christmas Day celebrations, special activities and excursions to the city and gardens.We also wish to help the members improve their English in terms of listening, speaking, reading and writing to be able to communicate in daily conversation and build vocabulary.

Total Project Cost: $26500.00
Amount Requested: $4000.00 **Minimum Required:** $3000.00
Recommendation: $4,000.00

Panel Comments: The application demonstrated identified community need and offers significant benefit for the target group and the outcome is linked clearly with the stream priority.

AG21-00150: **Australian Somali Women's Healthcare Community Foundation**

Kitchen Program

Project Description: We will meet every Sunday in Collingwood at the Neighborhood kitchen with participants coming from Richmond and Collingwood, to teach girls aged 14-21 how to cook - Somali food, Italian food and Australian food. We use volunteer teachers for the program.

Total Project Cost: $27000.00
Amount Requested: $4000.00 **Minimum Required:** $3000.00
Recommendation: $4,000.00

Panel Comments: A very worthwhile project that deserves Council support.

AG21-00155: **Greek Pensioners Club of North Fitzroy**

Greek Pensioners Social Club

Project Description: Our senior citizens club has around 40 members and we meet on Thursdays during the day at the Bargoonga Nganjin North Fitzroy Community Hub. We provide cooked meals and entertainment to our members on a weekly basis and offer a range of activities on a variety of topics such as cultural matters, health education, and education on social issues. We also plan to organise an exhibition of Greek traditional food along with an exhibition of Greek embroidery, some pieces of which are more than 100 year old.

Total Project Cost: $25580.00
Amount Requested: $3500.00 **Minimum Required:** $3000.00
Recommendation: $3,500.00

Panel Comments: Succinct and clear application supporting a project that has been running for a long time. The project meets a number of grant priorities.

AG21-00159: **Fitzroy Chinese Association**

Healthy Living in the Community

Project Description: The Fitzroy Chinese Association has 170 members and meets weekly and organizes weekly activities for elderly Chinese residents (Cantonese speaking) at the Atherton Garden's Estate. The activities include:
- Workshops delivered by volunteers on well-being, welfare and health
- Mild exercise sessions
- Free lunch for members
- Monthly excursion
- Lawn bowling
- Singing
- Festival celebration

The Association also coordinates volunteers to visit elderly members at home and to help with grocery

shopping. The Association provides a social environment for its members and has fostered friendships and a social network among the Chinese community in Yarra. It also helps the elderly members to stay active. The project run by the local residents for the local residents, aims to reduce the social isolation experienced by Chinese residents and to nurture meaningful and socially inclusive life.

Total Project Cost: $20620.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: This project aligns with the goals of the grant program, enabling social inclusion for elderly Chinese residents. This is a clear application with lots of City of Yarra beneficiaries, so funding is recommended.

AG21-00160: **Fitzroy Public Housing Residents**

Required Community Care for Atherton Gardens residents

Project Description: Our group meets every Tuesday, and provide 50 free lunches over course of the year. We also do the following indoor activities: Cooking group, Sewing group, Exercise group, Singing group, Dance group, Riddles, Current affairs forum, ping-pong group, Festivals (dragon boat festival, mid autumn festival, Christmas, New Year, Chinese New Year), Mahjong group, Teaching tai chi. And there are outdoor activities: Farm excursion, Outings excursions, Walking Groups, Visiting the elderly and disabled in hospital, Swimming group, Participating in Community activities, Participating in government related activity, Aged and Disability Services. With festivals such as Chinese New Year, we invite people to perform and guests to come. We also provide a sewing service to the community.

Total Project Cost: $27540.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: This application supports the goals of the Community Development stream of Annual Grants by enabling social inclusion of Atherton Gardens residents. There is a wide range of activities which would suit those with different interests.

AG21-00161: **Fitzroy Atherton Gardens Table Tennis Association**

Friendship through Table Tennis at Atherton Gardens

Project Description: The Association provides table tennis playing opportunities at Atherton Gardens in Fitzroy two days per week on Tuesdays and Thursdays between 7:00pm and 9:30pm. Usually we have between 20 and 30 people playing each week and more than 100 on our competition days which are held three times a year. There are volunteer coaches and people attending come from many different cultures. Everyone is welcome. It is a great opportunity to make new friends and get to know other people from the Commission Estate.

Total Project Cost: $16000.00
Amount Requested: $4000.00 **Minimum Required:** $3000.00
Recommendation: $2,000.00

Panel Comments: This is a good application that improves physical and mental wellbeing through table tennis. It is well loved given around 300 people participate each year.

AG21-00162: **Circolo Pensionati Italiani Di North Fitzroy**

The Ginnastica per Pensionati Exercise Program for Italian Seniors

Project Description: The Ginnastica per Pensionati exercise program for Italian seniors is held in the Edinburgh Gardens. The program has been running since 2010. The program is run by volunteers, and employs an exercise trainer to run the sessions. This year we have a new instructor who is a qualified gym instructor who works for Yarra Council and is from an Italian background. 50 - 60 people come weekly to the sessions and for a simple hot lunch, such as soup, pizza or pasta. Also, four times per year we run a healthy

lunch for all members together. These are important because the pensioner members can have a traditional home cooked meal and socialise, which is particularly important for the widows and widowers who live alone.

Total Project Cost: $28900.00
Amount Requested: $4000.00 **Minimum Required:** $
Recommendation: $4,000.00

Panel Comments: This is a strong application for a project with demonstrated demand and interest from the community. The project has been running for 10 + years supporting a large number of City of Yarra residents. The outcomes - mental and physical wellbeing - align well with grant priorities.

AG21-00166: **Chinese Good Voice**

Atherton Gardens Estate Chinese Choir

Project Description: We intend to put on a series of performances for Yarra residents during 2020. We are performing at eight cultural events including Chinese New Year, Dragon Boat Festival, Mid Autumn Festival, Chinese National Day, Australia Day, Seniors' Week, Housing Week and Christmas.

Total Project Cost: $22200.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: Good activity to support social inclusion of residents living at Atherton Gardens Estate.

AG21-00168: **The Pingju Opera Association of Australia**

Pingju Opera

Project Description: We will meet weekly and practice our singing in groups and as individuals. There will be a music teacher present to help guide us and build our repertoire. We will perform at the end of the year on the estate and at Chinese festivals. Mainland opera differs from Beijing opera as it is more a grassroots folk culture than the traditional Chinese opera.

Total Project Cost: $21700.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: This is a good project aimed to build community connectedness and appreciation of different cultures.

AG21-00218: **Gioan Hoan Vietnamese Eucharistic Youth Movement Group - Thieu Nhi Thanh The**

Social and Spiritual Development of Vietnamese Youths who congregate at St. Joseph's Catholic Church (Collingwood)

Project Description: The project encompasses the running of our youth group's activities for 2021 - which have been running since we were founded in 1982. Up until now, we have been self-funded through donations and have never received any funding.

Our weekly 2 and a half hour Sunday sessions (10:30AM - 1PM) run alongside the school calendar with four terms. During these weekly sessions, we will run through: opening ceremony, ice-breaker games, lunch prepared by parents, religious teachings, scouts lessons and group singing. These weekly sessions aim to progressively develop the social and spiritual foundations of our youths. Moreover, it is a great opportunity for youths of all ages (5 - 28) to reconvene every week and build life-long relationships. Not only are these sessions educational for the youths and a great way to learn their mother tongue (Vietnamese), the volunteer leaders who organise the activities are afforded the opportunity to grow their own leadership skills and teamwork to grow into passionate and self-sacrificing members of the community.

Alongside our weekly sessions during the year, we also organise and fund a range of excursions throughout the year for the youths:

- Easter BBQ at Fairfield Park,
- Term 2 holidays visit to Don Bosco Youth Centre
- Amazing Race in the city
- Annual Weekend Camp
- Interstate trips to National Youth Events

Our youth group is also a big part of a 300 strong Vietnamese Catholic community at St. Joseph's Catholic Church (Collingwood) predominantly made up of first and second generation refugees. As youths we try and support the community where we can especially with different fundraisers (performing for the community at concerts, selling raffle tickets or selling home-cooked goods), as well as supporting the community with the important celebrations such as Easter and Christmas.

Total Project Cost: $58000.00
Amount Requested: $4000.00 **Minimum Required:** $3000.00
Recommendation: $4,000.00

Panel Comments: This is a good application that is different to many others. The application is well written and specific. The organisation clearly has the ability to deliver the project given it has been running for a number of years self sufficiently. Very transparent application, with well defined outcomes, evidence of need and meeting of needs. It would be good to fund the project to allow the youths to connect, develop leadership skills and fundraise for their philanthropic goals.

AG21-00220: **Richmond Joy Choir**

Richmond Joy Choir performances and activities

Project Description: We plan to hold several community celebration activities which can strengthen the function for our choir. These celebration include the major Chinese Festivals as follows:

1) Chinese New Year Festival,
2) Duan Wu Festival
3) Mid-Autumn Festival

We plan to hold our celebration at the community hall at 106 Elizabeth Street Richmond. We believe that it is important to have the celebration within the housing estate because this will most effectively impact everyday community life.

Total Project Cost: $11000.00
Amount Requested: $4000.00 **Minimum Required:** $3200.00
Recommendation: $4,000.00

Panel Comments: The application is simple, and demonstrated that the group had been very clear about what needs to be funded. The project indicated identified issues of isolation, enjoyment, positive mental health, community building and fellowship.

AG21-00221: **Yarra Chinese Friendship Association**

Activities for the Elderly Chinese at Atherton Gardens

Project Description: This project aims to get elderly Chinese members of our club out of their homes to exercise and socialise for the health benefits. We have around 200 members based at the Atherton Gardens Estate. Our members sing, dance, play chess and mahjong. We hold various seminars on issues like health, Centrelink, consumer affairs and multicultural issues. We undertake day trips twice per year. We meet weekly on Monday and Saturdays and monthly on a Sunday. We hold 12-13 activities per month.

Total Project Cost: $24500.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: The application is very concise, and explained the context of the project with the daily activities and entertainment undertaken, with periodic information sessions to prevent social isolation and enable connection.

AG21-00222: **Yarra Chinese Mini-Fiction Writer's Association Of Australia**

Chinese Mini-Story Cultural Program

Project Description: The Chinese Mini-Story Cultural Program involves a series of events and competitions to celebrate the achievements of the Yarra Chinese Mini-Fiction Writer's Association. These will be held at various venues including the Richmond and Fitzroy Yarra Libraries. We have 50 members that will attend and help to promote Chinese writing. We will also launch a contest which will last from April to September and involve global competition. The yearly contest attracts around 200 entries from around the world. The pieces of fiction are limited to 1500 characters each. We have a judging panel who selects the best pieces and then we intend to produce a short book which contains the best pieces. Our club supports cultural storytelling and expression and promotes the linguistic diversity or the City of Yarra.

Total Project Cost: $22850.00
Amount Requested: $4000.00 **Minimum Required:** $3500.00
Recommendation: $4,000.00

Panel Comments: Having a collection of stories written by various writers published and bound into a book very much satisfies the noble aim of multiculturalism and the group is to be congratulated for this undertaking.

AG21-00229: **Australia-China Veterans Club**

Regular weekly activities (Except during Pandemic Lockdown, then Zoom sessions)

Project Description: We have weekly activities every Sunday held at the Collingwood Senior Citizens Centre between the hour of 1.00 PM till 6.00 PM. The range of activities are choir, culture singing and dancing, tai-chi, music instruments, painting and calligraphy, photography.

Total Project Cost: $44000.00
Amount Requested: $5000.00 **Minimum Required:** $4000.00
Recommendation: $4,000.00

Panel Comments: A good application from another local Chinese group supporting their weekly activities.

COMMUNITY SUPPORT

AG21-00209: **The Wellington**

The Wellington Food Security Program

Project Description: The Wellington food security program has expanded from 42 people receiving assistance a week in March 2020, to
over 250 per week by October 2020. Our current weekly cooking class seeks to teach recipes appropriate for the ingredients delivered in food security packs. By expanding this with regular input from a nutritionist we would
empower people with knowledge of food values and tasty meals. We would also seek to showcase traditional cooking
from our culturally diverse community, increasing understanding of different cultures, pride in identity of participants, and creating
wider community connections.

Total Project Cost: $132295.94
Amount Requested: $3919.00 **Minimum Required:** $2131.00
Recommendation: $3,919.00

Panel Comments: This is a great project and application. The funds will go towards expanding current services to meet increased need from the community. The project is inclusive, and has long term benefits for the participants. It leverages other support (e.g. donated food) Full amount is recommended.

AG21-00200: **The Wellington**

Swing into Health

Project Description: Swing into health is a community building project focussed on bringing people together to enjoy dance classes, while also addressing mobility and health issues. This program will be overseen by two Wellington staff members with backgrounds in Occupational Therapy and Nursing respectively. This focus allows physical health issues to be noted and considered while engaging in dance and exercise movements. The program will aim to help participants set their own health goals, and work as a group towards shared goals. The Wellington aims to participate in regular community events such as Harvest Festival and Gala Ball as goals to work towards. This will be an inclusive class, open to all ages and welcoming to parents with children.

Total Project Cost: $5451.20
Amount Requested: $3825.00 **Minimum Required:** $2199.00
Recommendation: $3,825.00

Panel Comments: Good initiative encouraging a more active lifestyle while addressing mobility and health issues.

AG21-00023: **cohealth**

Cohealth Footwear and Aids Program for Vulnerable Communities

Project Description: The program aims to provide suitable footwear, orthotics and aids to vulnerable cohealth clients living in the City of Yarra with the ultimate goal of reducing the need for lower limb amputation and improving quality of life.

The following people living within the City of Yarra will be eligible for participation in the program provided they have a foot concern and/or deformity, experience financial hardship and meet one of the following vulnerable classifications:
- Aboriginal and Torres Straight Islander people
- Refugees and people who are seeking asylum
- People at risk of harm associated with drug and alcohol abuse
- Lesbian, gay, bisexual, transgender and inter sex people
- People with disabilities and carers
- People with serious mental illness
- Older people with complex needs
- People who have recently been released from prison
-People who are homeless or at risk of homelessness
- People who experience family violence

The program will enable eligible people access to any of the following support aids as determined by the treating podiatrist:

-Appropriately fitted footwear, including customised footwear when regular footwear is not suitable
-Orthotics and other podiatry prefabricated foot aids and materials, which would include heel raises, wedges, orthotic modifications, topcovers etc.
-Compression stockings to assist with lower limb vascular complications
-CAM boot/walker for acute foot and ankle injuries
-Other lower limb specialist mobility aids to improve the quality of life of people who struggle with mobility

These aids would normally not be accessible due to the cost required to provide this equipment.

Total Project Cost: $6000.00
Amount Requested: $6000.00 **Minimum Required:** $4000.00
Recommendation: $6,000.00

Panel Comments: This is a strong application, supporting the homeless with their footwear and podiatry needs.

AG21-00181: **Young Assets Foundation (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Youth Behind the Wheel

Project Description: This project will provide driver safety education to young people from CALD backgrounds in the City of Yarra. This early intervention project aims to equip young people with essential knowledge and ensure greater safety behind the wheel. This project will reduce barriers to social participation, education, training and employment by providing greater accessibility and knowledge of safe driving. The program will consist of five information sessions on important topics such as such as road rules, legal rights
and responsibilities, infringements, interactions with the police, dangerous driving (including alcohol and drugs), buying a car, insurance, car maintenance and how to obtain a probationary licence. Two participants will take part in the running of each session and develop the quiz for the end of the program. This will assist to build their leadership skills and confidence. Each participant will receive driving lesson vouchers from RACV to assist with the development of practical driving skills. This program has been running for five successful years. A key strength of this program is that participants can learn theoretical knowledge and put it into practice by accessing professional driving lessons. It is also developing stronger links with other organisations in Yarra to ensure a collaborative approach. Another key strength is that two young people will have the opportunity to develop their leadership skills and confidence, as they will be involved in aspects of planning and running the program.

Total Project Cost: $6993.50
Amount Requested: $5993.50 **Minimum Required:** $3900.00
Recommendation: $3,900.00

Panel Comments: This is a good application with a number of supporting documents. However there are a number of elements that double up with the L2P and Keys to Drive programs. The panel supports the running of driver safety education and information sessions - with credible guest speakers, e.g. Vic Pol, rather than paying for the driving vouchers.

AG21-00145: **Collingwood Country Women's Association**

The Wool Project - Farm to Fibre Workshops

Project Description: The Wool Project involves a number of activities:
1) to process the wool fleece off the sheep into yarn that can be used for a number of initiatives. The process of cleaning the wool will involve working bees made up of members of the Collingwood CWA. We will use the yarn in a number of ways: depending on the level of funding received, we may use the yarn for the workshops. However, it is our preference to use the yarn for other projects such as market bags to donate to Moving Feast and other items to sell at our market stalls. We are starting back with market stalls on 5 December.
2) to run a series of workshops to educate individuals about where clothing comes from. The farm to fibre to garment workshops will be a series of 4: dying wool, spinning wool, knitting and crochet. The dying workshop will involve indigo dye which is easy to teach and does not involve a significant amount of materials. In the spinning workshop, participants will be able to use a spindle to turn fleece into yarn, working it by hand. There will also be demonstrations of spinning with proper spinning wheels. The knitting workshops will involve knitting a scarf and learning basic stitches and casting on and off. The crochet workshop will teach the basics of this craft technique through a similar kit based project.

Total Project Cost: $32874.00
Amount Requested: $10000.00 **Minimum Required:** $7034.00
Recommendation: $10,000.00

Panel Comments: A very well thought through submission with clearly defined objectives and outcomes. Good to support local CWA.

AG21-00046: **Project Respect**

Community Connectedness – From Garden to Table

Project Description: This project will develop a therapeutic healing and wellbeing space for women who have been trafficked for sexual exploitation and women with experience of the sex industry. The space and activities will provide the opportunity for women to continue their healing from violence and trauma, regardless of their stage of healing. It will be a safe space for all women involved to experience increased social inclusion, foster connections and build confidence.

It will provide an opportunity for women to meet other women and share their similar, or different, lived experiences, and form bonds that will last well beyond the allocated times of the activities.

This will be achieved by holding two regular inclusion initiatives:
- A monthly peer-led community lunch where women can come together to eat a nutritious meal, relax and build new connections and friends in a space free from stigma and discrimination;
- A fortnightly therapeutic community gardening session delivered by a skilled worker from Cultivating Communities, our partner organisation, to develop a welcoming, functional and therapeutic garden space. Women can assist in growing the food utilised in the community lunch to promote a holistic approach to food. This activity will also provide the opportunity to educate and build women's knowledge about gardening and sustainability.

The relaxing and therapeutic garden space will be open to women to come and sit and relax at any time during the week, regardless of whether the structured activities are running, providing a safe sanctuary.

Total Project Cost: $20640.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: This is a strong application with clearly defined community needs, aims and measurements of success and offers great benefit to the target community group and wider community.

AG21-00051: **Richmond and Burnley Historical Society**

Collecting and Promoting the History of Richmond, Burnley and Cremorne

Project Description: Managing and maintaining the history society collection, through preservation, digitisation and indexing.
Promoting the history of the area through events and responding to requests for information and collaboration with other Yarra groups.
Publicising history and information through newsletters, website, Facebook and Instagram
Development of other social media such as podcasting and oral histories.

Total Project Cost: $68450.00
Amount Requested: $3700.00 **Minimum Required:** $3200.00
Recommendation: $3,700.00

Panel Comments: A worthy cause and an important project preserving and promoting knowledge of Yarra's local history.

AG21-00098: **Oromo Community Women's Group in the City of Yarra Inc**

Social, cultural and educational activities for Oromo women and families in the City of Yarra

Project Description: The project aims to deliver a comprehensive range of activities to meet the social, cultural, information and educational needs of Oromo women and families living in the City of Yarra. Proposed activities include:

1. Six information sessions to cover topics including women's and children's health, parenting in a cross-cultural context, mental health and children's safety .
2. Saturday social gatherings for women, fortnightly except during Ramadan
3. Knitting sessions for 20 women and sewing classes for the whole group
4. An Iftar during Ramadan for the Oromo community and for members of the wider communiity
5. Oromo language and culture classes for young people
6. Two excursions, and two BBQs to be held locally

Total Project Cost: $25740.00
Amount Requested: $8940.00 **Minimum Required:** $8940.00
Recommendation: $8,940.00

Panel Comments: A very thorough submission. Great to see the inclusion of the photos demonstrating how important this funding is. Great project.

AG21-00234: **Kids Space in Yarra (homework Club) (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Djing and music classes in Yarra

Project Description: Run Djing and music classes to disadvantage youth in Yarra as a way of bringing young people together regardless of their backgrounds. where local DJs will be involve. the idea is to bring djing experience to local youth regardless of their knowledge, living situations, disability and age. what is more, this can be future employment opportunity since we'll be using experts; who being in this environment for numbers of years.

Total Project Cost: $11050.00
Amount Requested: $6000.00 **Minimum Required:** $5000.00
Recommendation: $5,800.00

Panel Comments: A good project supporting local young people.

AG21-00123: **Cultivating Community**

Meet and Eat Community Lunch

Project Description: Meet and Eat is a weekly cooking group and community lunch held on a Wednesday afternoon during school terms. The program is coordinated and facilitated by Cultivating Community in partnership with cohealth and the Fitzroy Learning Network and is held in the Fitzroy Community Food Centre at the Atherton Gardens public housing estate. The group offers opportunities to build social and health capital for participants as well as increasing understanding of the health and community services available locally. The group cook together for the first hour enabling participants to develop skills in food preparation, practise verbal and written English skills, learn meal planning skills and negotiate their contribution to the group. The second hour involves sitting to share the meal, practising social and English skills, trying new foods, learning about local community health services. Guest speakers from local organisations are regularly invited to discuss and promote relevant programs and events and the facilitators offer nutrition advice and information to participants. Running since 2016, the group is attended by the broader community as well as Fitzroy Learning Network students from culturally and linguistically diverse backgrounds who are interested in extending their language skills in a real life setting. Participants are encouraged to take a lead and share recipes from their own cultures providing an opportunity for cultural awareness and community building. Attendance also includes tenants from neighbouring rooming houses as well as people currently experiencing homelessness. All are welcomed and included with multiple levels of participation available and encouraged by facilitators. 2021 will be an especially important time to provide opportunities for the community to reconnect with each other after the effects of having no contact during the 2020 pandemic. It is vital that these opportunities for people to come together in a safe and connected way are available.

Total Project Cost: $27180.00
Amount Requested: $9680.00 **Minimum Required:** $8480.00
Recommendation: $8,480.00

Panel Comments: Good submission. The application showed clear community needs and offers great benefit to the community.

AG21-00242: **Russian Ethnic Representative Council of Victoria Inc.**

Purchase of a defibrillator

Project Description: Purchase and installation of one defibrilator in the offices of the RERC.
We have nine staff in the office at any time. Our organisation also coordinates 150 volunteers, who sometimes come in for training. A number of groups also meet weekly. Including a seniors group. We also have up to 15 community visitors on any one day. The building also hosts public and private events.
Would run first aid training for up 25 people.

Total Project Cost: $4400.00
Amount Requested: $4000.00 **Minimum Required:** $2500.00
Recommendation: $2,650.00

Panel Comments: The application is succinct, and responds to Council guidelines and priorities.

AG21-00114: **Unison Housing Ltd**

The Rooming House Communities

Project Description: Unison provides secure long term rooming house accommodation to:
171 -183 Hoddle St Richmond for 14 male tenants
1 Derby St, Collingwood for 10 female tenants
64 Gertrude St, Fitzroy for 12 male tenants

The tenants are disadvantaged members of our community, a majority due to mental health, and many of whom have previously experienced homelessness. Unison is committed to not only providing affordable housing but also to support the tenant in their home and community. Most people experiencing mental health and homelessness will require intermittent multidisciplinary support and on-site services. Unison would like to support a community tenancy program that offers further support on site with the access to brokerage funds that will sustain tenancies to prevent homelessness and build a housing community.

Unison is applying for grant funding to facilitate a Tenant Lunch once a month for the Richmond and Collingwood rooming houses and afternoon tea for the Fitzroy rooming house.
The invitation will to be open to the Unison tenants and their outreach support workers.
Each month one of the following food services will provide Lunch:
1. Streats catering - who are a social enterprise helping homeless youth to have a stable self, job and home.
2. Yooralla catering - who provides employment and industry supported training for people living with a disability, creating opportunities to achieve greater independence, choice and confidence.
3. The Afternoon Tea items will be purchased by the HACC support worker from the local food market or food stores each month.

Total Project Cost: $9960.00
Amount Requested: $10000.00 **Minimum Required:** $6000.00
Recommendation: $9,960.00

Panel Comments:

AG21-00213: **The Wellington**

Youth Health, Healthy Eating and Exercise Challenge

Project Description: Youth Health, Healthy Eating and Exercise Challenge
The Wellington upholds a holistic approach to youth engagement in Collingwood and surrounding housing estates by offering a combination of drop-in and outreach services tailored to disengaged young people from African, migrant background, and the broader community. Some of these activities would include
1. Health and well-being group activities, including cooking and nutrition information sessions.

2. Sports and recreational activities with schools (outreach) such as Soccer and AFL Clinics. This would include a health challenge supported by Wellington staff in assisting individuals to reach health goals, and to facilitate group activities as part of physical activity goals.
3. African youth drop-in services onsite (twice a week)
4. Sports /music workshops, clinics to unearth the inner skill and confidence for young people from African background. This would also address the expectations and restrictions of cultural roles, and how to overcome or adapt them in pursuing best health outcomes.
These programs will start with a drop-in centre, where engagement and consultation will direct future projects. Community would be part of the process from start to end to encourage participation and development of potential ownership of the projects by community at the end of the funding period. Mentoring and support will be provided for potential young leaders.

Total Project Cost: $11002.40
Amount Requested: $7751.20 **Minimum Required:** $3251.00
Recommendation: $7,751.00

Panel Comments: This is a good application - the organization is seeking funds to initially establish a drop-in centre, and then through community engagement develop projects to support disengaged youths. A worthwhile project to support.

AG21-00019: **Australian Catholic University (Auspiced by Australian Catholic University)**

Clemente Fitzroy

Project Description: Clemente Fitzroy is a community-based program designed to empower marginalised or socially excluded members of society by re-engaging them with the community through an education in the humanities. Clemente Fitzroy sets itself apart from more traditional vocational or 'life-skills' courses that are offered to those suffering poverty or social exclusion. Clemente Fitzroy offers a pathway to think reflectively rather than reactively and, by doing so, empowers and enlightens students to engage critically with the systemic causes behind their situation in an authentic, respectful, and transformative way. This is a unique and empowering program that moves beyond simple training and into the realm of self-empowerment and improvement with lasting and life-changing effects.

Clemente Fitzroy operates under the principle that, in the words of founder Earl Shorris, 'the poor are human and that the proper celebration of their humanity is in the public world, as citizens'. The program is more than simply a gateway into further education; it aims, through the study of humanities subjects such as literature, history, philosophy, and art, to assist students in breaking out of their cycles of disadvantage and become fully participatory in the public world.

Clemente Fitzroy runs four units that run for 12 weeks each - a total of two years of study. The program is open to anyone over 18 who demonstrates a desire to learn, willingness to commit to the program, a literacy level sufficient to read a newspaper, and a degree of ongoing stability in their lives.

The program is free. Each student will be allocated a volunteer Learning Partner to aid them in their journey. Graduates, on completion of the course, receive a Certificate in Liberal Studies which can be used, if the student chooses, as a bridge into a Bachelor of Arts at ACU.

Total Project Cost: $88900.00
Amount Requested: $8000.00 **Minimum Required:** $6000.00
Recommendation: $8,000.00

Panel Comments: This is a good application for a well-established program at ACU supporting homeless people to access the tertiary education system.

AG21-00207: **GR8M8S Foundation Inc**

Collingwood Knights Footy Program (CKFP) - "More than Just Footy"

Project Description: This Crime Prevention and Wellbeing program provides engagement support pathways for at risk and disadvantaged community members through the Collingwood Knights.

The Collingwood Knights "More than just Footy" Program looks to
reduce the recidivism rates throughout the City of Yarra and provide positive health outcomes participants at risk. The project will provide direct preventative and early intervention support through linkage to specialised community engagement clinicians that provide pivotal support in engagement with services such as Victoria Police, YSAS, headspace Collingwood, neighbourhood justice centre and
other community health services. The project looks to increase vocational opportunities in providing participants through casual employment within the program as well as pro social activities through the local community. The workers employed within the project will look to enhance opportunities for participants as well as seek to provide support.

Total Project Cost: $69640.00
Amount Requested: $9206.20 **Minimum Required:** $8000.00
Recommendation: $8,000.00

Panel Comments: This is a worthwhile project that should appeal to the participants. Good to see a number of partners listed and clear intended outcomes.

AG21-00149: **Inner North Community Foundation**

The Inner North Report Community Action Panel

Project Description: Over the past 4 months, the Northern Funders Network have produced a draft version of The Inner North Report. This looks across a range of measures to provide a score card comparing our community with others, to identify what we are doing well in our community and what needs to be done - with an aim to drive community conversations that ensure improvements concentrate on areas where we are falling behind. The program uses a wide range of statistical sources, mostly from the census and other Government sources, to make these comparisons.

This application seeks funding to support the next step: to develop of a Community Action Panel (CAP) of 200 organisations to review and prioritise issues: what is important, what we do well and what can be done better. The aim is to identify community priorities to improve the quality of life in the Inner North, and to collaborate in acting now to achieve long term positive outcomes for the community.

The CAP will use the Inner North Report as the basis to spark conversations about new partnerships for Darebin, Moreland and Yarra communities. This is a community-wide project - we will target engagement with general community representatives, local government, small business owners, non-government and not-for-profit organisations. The project will motivate and coordinate action, this includes granting by the Foundation and philanthropic funding partners, as well as engaging broader community, business, and industry partners.

Community foundations across the world use processes like this to engage their community in dialogue and discovery around issues affecting the place where they live. The Inner North Report and CAP will provide a baseline for longer term evaluation of collective impact and outcomes delivered and support our objective of continuous improvement of processes and systems.

Total Project Cost: $61400.00
Amount Requested: $10000.00 **Minimum Required:** $8000.00
Recommendation: $10,000.00

Panel Comments: A clear submission looking to address those issues that exist through their extensive research collected. The application fills a gap and offers significant outcome for the community.

AG21-00152: **Collingwood Basketball Association**

Community Engagement with Local public housing and the local CALD community

Project Description: Collingwood Basketball Association has proactively engaged with players from local public housing and CALD communities for many years. We currently have a diverse membership with a large number of players and families participating in Club life from South Sudan. The Club wishes to ensure the ongoing success of this engagement by continuing the Community Liaison role. Akech Manyiel has worked with the club since April 2013 and has proved invaluable in facilitating a connection between players, families, team managers, coaches, and club administration. We are currently using Akech on a consultancy basis as he has deep connections to the local community at many levels. We have also employed a Community Liaison Officer, Mabior Mabior to develop and expand the work done by Akech over many years. Mabior's role, funded by grants was employed in late 2019. He plays a vital role at the Club and does the following;
- Visiting families in their homes to explain involvement with the club in their own language, organising events particularly focused on parents, encouraging families to attend training and games, Welcome Days and the club Presentation Day
-Liaising with team managers and coaches to assist with communication, transport and understanding of individual player and family situations
-Providing advice to the club and players in responding to racial discrimination from outside the club
-Attending basketball tournaments such as Eltham and Ballarat, providing confidence to African families whose children are attending, - mentoring players and liaising with team managers and coaches
In addition to the above, we are keen to facilitate has sensitive discussions with families about making a contribution to registration fees, regardless of size to ensure the viability of this important work.

Total Project Cost: $217000.00
Amount Requested: $7000.00 **Minimum Required:** $5000.00
Recommendation: $7,000.00

Panel Comments: The application fills a gap and offers significant outcome for the community.

AG21-00090: **Unison Housing Ltd**

The Park Place Community

Project Description: Unison is committed to not only providing affordable housing but also to support the Tenant in their home and community.
Unison would like to support a community tenancy program that offers further support on site with the access to brokerage funds that will sustain tenancies to prevent isolation, mental health issues and build a circle of community support.

Unison provides secure long term self contained housing to 24 tenants at 1 Park place, North Fitzroy, all aged over 55.
Unison is applying for grant funding to facilitate a Tenant Lunch once a month at the property.
The invitation will to be open to the Unison tenants and their outreach support workers.
Each month one of the following food services will provide lunch:
1. Streats catering - who are a social enterprise helping homeless youth to have a stable self, job and home.
2. Yooralla catering - who provides employment and industry supported training for people living with a disability, creating opportunities to achieve greater independence, choice and confidence.
3. The HACC support worker will utilize the outside BBQ facilities onsite with the support of the tenants depending on the weather.
The property has a recreation room, which can be utilized all year round.

We are also requesting additional brokerage funding for the 24 tenants for home and community care. e.g.new bedding, a radio, a outdoor chair, a shower chair or incontinence management items. Additionally, the tenants have different interest that they would like to pursue, however, due to living on pension, they can not make their vision come true, e.g. some tenants would love a vegetable patch or an art canvas and paints.
Please note, a high percentage of tenants do not ever leave their homes.

Total Project Cost: $10000.00

Amount Requested: $10000.00 **Minimum Required:** $6000.00
Recommendation: $10,000.00

Panel Comments: This project has good background information about the experiences and issues being faced by the tenants. It has a strong tailored approach.

FAMILY AND EARLY YEARS

AG21-00147: **Collingwood Toy Library**

School Readiness Through Play

Project Description: This project will involve the development of a school readiness session/s for children entering school in 2022, with the aim of supporting parents with knowledge and resources regarding children's readiness for school, and highlighting the importance of play in preparing children for significant transitions and the development of skills.

The Collingwood Toy Library will collaborate with a local service provider to develop and deliver the content. Families will be invited to participate in play based session/s covering topics such as; self care skills for school, prewriting skills, and social skills, which prepare children for a positive transition to school. Sessions will model how play can support the development of these skills and parents will be supported to think about how to set up such play in their own home, and how the Collingwood Toy Library can support families to select toys to borrow.

Sessions will include a play based element for children utilising Collingwood Toy Library toys, highlighting to families the available resources through the Collingwood Toy Library and supporting them to visit and borrow these toys. Sessions will also provide printed materials for parents, and the provision of relevant resources to families (i.e. crayons, children's scissors, books) to support the completion of activities at home.

The collaboration with early childhood development and education professionals provides an opportunity for parents to receive information about expected developmental milestones for children entering school and to identify areas of concern. This could take the form of checklists, written information and informal conversation.

Total Project Cost: $6920.00
Amount Requested: $3500.00 **Minimum Required:** $2500.00
Recommendation: $3,500.00

Panel Comments: Great application, demonstrate awareness of early childhood development through play and connections.

AG21-00106: **Sacred Heart School Fitzroy**

SHS PALS Program

Project Description: SHS PALS (Phonological Awareness and Language Skills) Program
Planned activities:
1. Target identified students at SHS from predominantly CALD backgrounds, particularly those oral language skills which prevent academic success (eg phonological awareness) across Foundation to Grade 6, but predominantly the early years, to provide evidence-based programs of support
2. Provide in-class training and support to teachers at SHS to increase understanding of specific oral language skills including phonological awareness, vocabulary development and narrative language
3. Deliver professional development sessions to all teachers at SHS in evidence-based oral language strategies
4. Provide assessment services based on the needs of individual students
5. Develop a series of workshops to support parents from predominantly CALD backgrounds to engage with education, either in home language or English

6. Provide resources to SHS to assist in the promotion of oral language skills
7. Specialist intervention from expert Speech Language Pathologists and Special Education Teachers to at-risk students
8. Working with early learning centres in the area that feed into SHS to look at how to support these centres to develop "school readiness" oral language skills
9. Leaders at SHS and FPS to connect and work together to develop evidence-based practices to specifically support residents in the Fitzroy area
10. Oversee Nessy online phonological awareness program, provided free of charge, to enhance home and school support
Currently no funding avenues exist within the Catholic Education Office to provide oral language programs of this type.
Please note that a similar program is currently being run at Fitzroy Primary and therefore the funding application is very similar to this application. Despite the different government sectors, the two schools have much in common and funding is sought in 2021 for the two schools to continue their individual work with teachers and students but also to develop closer inter-school links.

Total Project Cost: $35960.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: A deep understanding of community needs is clearly demonstrated in the application, especially of the CALD cohort in early childhood education.

AG21-00230: **Fitzroy Lions Soccer Club (Auspiced by Fitzroy Learning Network Inc.)**

FLSC Youth Programs

Project Description: As a club made up of young players entirely from the public housing estates, led by community and that has demonstrated growth, we are innovating programs that supports children and their families.The Club offers children the opportunity to participate in skills development training in a team environment which requires cooperation and commitment under the guidance of qualified coaches to enhance families confidence, support and connections. While also improving the club capacity to provide a range of additional skills and resources to children (aged 5-8 years) and boost families engagement.

Total Project Cost: $95125.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: A good application, and it's great to see soccer program for younger children from a CALD background.

AG21-00012: **Northern Inner Multiple Birth Association Inc (NIMBA)**

Playgroup for multiples - Enabling and strengthing community connections

Project Description: The project will provide events for our regular Sunday playgroup for multiples aged from newborn up until school age. The playgroup provides organised activities that can be difficult to access due to cost and accessibility and that support early development. NIMBA will provide a volunteer coordinator to run the playgroup. The playgroup will run on the first Sunday of the month, every month.

We propose 4x music, 2x literacy, 2x sports and 1x up-cycled craft activities at our North Fitzroy Playgroup, at Bargoonga Nganjin, North Fitzroy Library. The providers were selected to both assist in areas of delay common to children on multiples (speech, fine motor, gross motor) and also build confidence for parents, role modelling practical ways to engage children in these areas. We are also aware that the providers are either parents or artists who we would like to support after a difficult year with COVID restrictions.

We know that parents of multiples have more than three times the rates of postnatal depression and anxiety, are at risk of social isolation. Our playgroup offers a safe space for family's to connect with others who also have multiples at a time when everyone is feeling added pressure of isolation due to COVID.

Having activities at our playgroups not only benefits the parents and children who attend but it is also a major drawcard for new members.

Total Project Cost: $2779.50
Amount Requested: $1519.50 **Minimum Required:** $2439.75
Recommendation: $1,520.00

Panel Comments: This project/application clearly demonstrated an understanding of need, clear targets and capacity to deliver on funding timeline.

AG21-00137: **Fitzroy Primary School**

FPS PALS Program

Project Description: FPS PALS (Phonological Awareness and Language Skills) Program
Planned activities:
1. Target identified students at FPS from predominantly CALD backgrounds, particularly those oral language skills which prevent academic success (eg phonological awareness) across Foundation to Grade 6, but predominantly the early years, to provide evidence-based programs of support
2. Provide in-class training and support to teachers at FPS to increase understanding of specific oral language skills including phonological awareness, vocabulary development and narrative language
3. Deliver professional development sessions to all teachers at FPS in evidence-based oral language strategies
4. Provide assessment services based on the needs of individual students
5. Develop a series of workshops to support parents from predominantly CALD backgrounds to engage with education, either in home language or English
6. Provide resources to FPS to assist in the promotion of oral language skills
7. Specialist intervention from expert Speech Language Pathologists and Special Education Teachers to at-risk students
8. Working with early learning centres in the area that feed into FPS to look at how to support these centres to develop "school readiness" oral language skills
9. Leaders at SHS and FPS to connect and work together to develop evidence-based practices to specifically support residents in the Fitzroy area
10. Oversee Nessy online phonological awareness program, provided free of charge, to enhance home and school support
Currently no funding avenues exist within the Catholic Education Office to provide oral language programs of this type.
Please note that a similar program is currently being run at Sacred Heart and therefore the funding application is very similar to this application. Despite the different government sectors, the two schools have much in common and funding is sought in 2021 for the two schools to continue their individual work with teachers and students but also to develop closer inter-school links.

Total Project Cost: $35960.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: A good application which details the need and method for addressing the need in the community.

AG21-00117: **Jesuit Social Services**

Unpacking the Man Box – engaging early childhood educators to challenge stereotypical masculine norms

Project Description: Unpacking the Man Box is an adaptation of a successful approach already delivered in schools and community organisations. It is built off The Man Box research and Jesuit Social Services' evidence-based programs designed to promote attitudes and behaviours that produce healthy masculinities.

The project will build effective partnerships with early learning centres, toy libraries, playgroups and

maternal child health centres to create action toward healthy masculinities in early childhood in the City of Yarra. The project is designed to influence change in grass roots community by initially engaging staff and parents through co-designed workshops and progressing to guided action plans via a community of practice. Together, we will develop and deliver a series of 1-2 hour workshops for socio-cultural influencers in early childhood, including parents, educators and people working with young children and families in the City of Yarra. Leaders from these groups will be invited to introductory workshops to consider modelling gender equality through early childhood.
The workshops with socio-cultural influencers in early childhood settings provide a foundation for extending the conversation and workshops with parents and action to build engagement and participation of male role models in early childhood. The supported local community of practice will work collaboratively on action plans that will include practical initiatives to reduce gender stereotypes and extend the cognitive, emotional and social development of children.
The project ultimately will contribute to a consistent approach to reducing adherence to stereotypical masculine norms in early childhood shared across services in the City of Yarra

This proposal is for an introductory and smaller scaled version of our application in the 2021-2023 Grants. If we are successful with the 3 year funding, we would withdraw this application.

Total Project Cost: $15250.00
Amount Requested: $10000.00 **Minimum Required:** $7500.00
Recommendation: $8,000.00

Panel Comments: Good application and considerable consultation prior to the application. There has been a lot of work done in this area; so collaboration will be vital to ensure that the work already completed will be built upon, rather than replicated.

AG21-00094: **NCJW Vic The Social Support Trust (Auspiced by NCJW Vic Community Services Inc)**

Caring Mums

Project Description: The Caring Mums program is a confidential, non- denominational, home-based, free service providing emotional support to mothers of newborn babies and pregnant women. The program matches trained volunteers to new mums with the goal of developing a secure trusting relationship. Through regular weekly meetings for up to a period of 12 months, mums' feelings of isolation, anxiety, and depression decrease, while their confidence, sense of belonging and connection significantly increase. This process has countless benefits on their infants' development, wellbeing, and attachment. The mothers can either self-refer or be referred into the program by a range of perinatal health professionals including maternal and child health nurses.

Caring Mums main objective is to improve mothers' health and wellbeing while building their confidence to strengthen the bonds with their babies. By providing mentoring, validation, normalisation, and encouragement by volunteers bearing witness to their unique journey of motherhood, mothers will feel better about themselves, more empowered and know that it is normal and OK to reach out for support.

The project for this grant period is to respond to the specific needs of the mothers in the City of Yarra, re-emerging from the new COVID world. Caring Mums understands that now, more than ever, there is need to empower women whilst creating the village from which many of them feel estranged. Covid-19's strong impact is leaving many people isolated, including mums already facing countless new challenges, and making them more vulnerable than ever. We are looking to respond to this environment by providing online support for those who do not feel comfortable to meet face to face, while trying to ensure that no mother in the City of Yarra will feel alone in her journey of motherhood.

Total Project Cost: $192010.44
Amount Requested: $10000.00 **Minimum Required:** $10000.00
Recommendation: $10,000.00

Panel Comments: The application has a strong evidence base, support letters and has demonstrated success in other locations.

It demonstrated a clear understanding of some of the experiences of new Mother's and had an empathetic approach.

FESTIVALS AND EVENTS

AG21-00072: **Carringbush Hotel / The Old Bar**

Post-Iso Langridge Street Party (Official Event Name for marketing purposes TBD)

Project Description: This community street festival aims to showcase local artists to new audiences while promoting diversity on stage. It will encourage neighbourly interaction and provide an opportunity for the community to come together again in a safe and enjoyable environment following COVID-19 lockdown. It will equally promote and support local businesses (Peddlr, Slow Eddy's BBQ, Three Bags Full, Loosie's Grind, Kelso's) and encourage trade and visitation in the area.
Main activities in planning:
- Stage with live bands from diverse backgrounds
- Encourage "Pay it Forward"/"Random Acts of Kindness" in the lead up to and throughout the event (e.g. Buy a coffee for your neighbour and get it half price)
- Giant LED screen with community spirited content (e.g. rolling photos of local residents during lockdown, video montage of people's experiences and positives they've discovered as a result COVID-19 and associated events of recent months)
- Pop up bar from local breweries (e.g. Moon Dog and/or Bodriggy breweries)
- Food trucks/stalls (e.g. Slow Eddy's BBQ (Langridge Street) and Kelso's (Johnston Street))
- Inflatable soccer pitch and face painting for kids

Total Project Cost: $42112.00
Amount Requested: $16050.00 **Minimum Required:** $13000.00
Recommendation: $13,000.00

Panel Comments: Wonderful street party/Post-Iso celebration with lots of community pledged support. Seems likely to get some commercial support so suggest minimal funding amount. Opportunities for artists, lots of community pledged support, plus recognition for Abbotsford and local businesses.

AG21-00140: **The Boite Vic Inc**

Creativity, Recovery, Sounds and Spaces

Project Description: The Boite proposes a program that connects into some of the Yarra businesses and precincts that are dealing with post-lockdown recovery, connecting them with music and musicians and artists who have also suffered significantly across most of 2020. We propose to include elements in our plans for online programs in 2021. This year's experience has taught us the value of including online programs in our annual projects. IN particular we would want to upload Rug Advice sessions, Swan St. Sessions, hence the tech components in the budget.

In the north Fitzroy precinct we are proposing to work with two small businesses with which we have been developing relationships: Rug Advice and the Morroccan Soup Bar.

In Swan St. we propose to develop a more general activity that showcases the business area, using the work of local choirs to make in-situ videos that are uploaded to you tube under a general heading of Songs on Swan.

In Gertrude St, The Boite proposes to collaborate with the Gertrude St. Projection Festival as we have in previous years. We anticipate providing an exciting choral soundscape to complement the opening of the Festival, using pop-up community choirs who tour the Festival and add an auditory surprise and delight for the viewers, by singing from alcoves and lanes.

The Boite proposes to reinstate acoustic concert programs at 1 Mark St. North Fitzroy and at Abbotsford

Convent. We plan to go tentatively with these, as we watch Victoria's progress with our post Pandemic possibilities, but our aspiration is to present at least 8 concerts at 1Mark St. and 6 concerts at Abbotsford Convent. We will be seeking Yarra's community venue support for our use of Mark St. Hall.

Total Project Cost: $21700.00
Amount Requested: $15800.00 **Minimum Required:** $12000.00
Recommendation: $12,000.00

Panel Comments: Longstanding City of Yarra organisation whose application provides an integrated program which builds on performances delivered during the pandemic. Inclusion of diverse groups, good collaboration with communities and a reasonable budget with capacity to deliver the various programs.

AG21-00084: **Pony Cam (Auspiced by Auspicious Arts Projects)**

Get It While It's Hot

Project Description: 'Get It While It's Hot' is a community-led performance, presented in partnership with restaurants from the City of Yarra. After a 1-week creative development with the Canadian theatre company 'Mammalian Diving Reflex', it will be presented from 6-19 September 2021.

Get It While It's Hot is a Masterchef-style cooking competition in which a team of performers cook off against a lineup of local professional chefs. It is a fierce and playful investigation into food as a vehicle for cross-cultural communication. It is a culinary showdown inspired by Masterchef, mums, and Mammalian Diving Reflex.

The performance is set in an industrial-warehouse-turned-culinary-arena: stainless-steel benchtops, fully-packed pantries, and a very big clock. On one side of the room stands a team of performers. They reckon they're pretty good cooks. On the other side stands a local chef.

The chef announces the menu for the evening: 3 courses of personal and cultural importance. As they recount stories behind their chosen dishes, the team of performers scramble to read the recipes.

Over the ensuing 90 minutes, the performance uses film, video-projection, and live sound mixing to collide the tropes of reality tv with the heat of a real time cook-off. Roaming cameras will collect interviews from the chef, performers, and audience. Memories will be shared, cultural assumptions will be dispersed, and theatrical sabotage will be encouraged.

Total Project Cost: $40600.40
Amount Requested: $8905.00 **Minimum Required:** $7770.00
Recommendation: $8,905.00

Panel Comments: Quirky and engaging inclusive community project from creatives who have delivered previous interesting and well-regarded work. Great concept for an event that will provide some much needed support to restaurants in a creative way in Yarra, and is also a new idea not seen in the area before. The application demonstrates good consultation with businesses and chefs in the area. Venue not yet secured though.

AG21-00083: **Make It Up Club Inc.**

Make it up Club 2021 concert series

Project Description: The 2021 series of The Make It Up Club (MIUC). MIUC is a weekly concert series of avant garde, improvised music and sound art performance which provides a regular platform for experimental improvisation, and continually cultivates Melbourne's internationally renowned status as a centre for sonic innovation. The proposed program supports a diverse range of artists across age, level of experience, gender, and cultural and linguistic backgrounds. In 2020 we presented more than 35 online concerts and in 2021 we hope to transition back to weekly concerts at Bar Open that will also be live streamed.

Total Project Cost: $79550.00
Amount Requested: $7800.00 **Minimum Required:** $6300.00

Recommendation: $6,300.00

Panel Comments: Longstanding and well-regarded music experience with dedicated practitioners. Considerable funding already secured from Creative Vic and AusCo indicates value of organisation. Clear and reasonable budget and letters of support strengthen application. Also commitment to local music during COVID noted.

AG21-00163: **Loom Arts and Management**

Loom Large

Project Description: Loom Large is a live art exhibition/showcase event with a tandem online component - both of which foreground the work of artists with disability. Produced in collaboration with fellow Collingwood Yards residents, Loom Large will be a celebratory evening of inclusive art and performance, and will foster ongoing connections via its online platform.

Loom Large will take place in the Courtyard space at Collingwood Yards over the course of a 3hr evening in late March. The event will include the exhibition of between 30-40 newly commissioned artworks and artist promotional materials including paintings, illustration, video works, performance, head shots, show reels and portfolios. Some of these works will be physically installed or performed in the courtyard or realised as large scale projection on the building walls (facilitated by Centre for Projection Art). All works will be linked via QR codes to an online platform detailing artist profiles, and inviting further interaction. The online platform will stay live indefinitely and will be continually updated to follow artists' development and showcase new works.

Loom Large will have an informal and celebratory feel and will be underscored by local DJs from Barpirdhila with a bar run by Stomping Ground. Guests will be encouraged to mingle and artists will be supported by Loom staff to do the same. This event will provide a unique and vital opportunity for artists with disability to network and experience the launch of their work and artistic profile in a high quality context which is often only afforded to well established mainstream artists. All provisions will be made to ensure an accessible and inclusive environment and online platform for all members of the community.

Total Project Cost: $78446.00
Amount Requested: $12000.00 **Minimum Required:** $9000.00
Recommendation: $9,000.00

Panel Comments: This is a detailed application for an event that would support artists with disabilities, offering a space for that work to be showcased. We commend the collaborations that the applicant has been able to secure, which is evident in the support material provided. The priorities are in line with Council. It provides opportunities to a number of creatives including those with disabilities.

AG21-00183: **Storyscape (Auspiced by Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation)**

Yalinguth Launch at Gertrude Street Projection Festival

Project Description: Yalinguth ("yesterday" in Woi Wurrung) is an audio Augmented Reality App connecting audiences with the Aboriginal history of places through stories, song and soundscapes. The first location will be Gertrude St, Fitzroy. This proposal is to create projection art and a Yalinguth Campfire Launch Event within the Gertrude St Projection Festival (GSPF). The focus for the 2021 GSPF is Past Presents Future, providing the perfect environment for the public launch of Yalinguth.

We are seeking funds to support the public launch of the App within Atherton Gardens at GSPF providing an incredible opportunity to reach a large (50, 000+) and diverse audience. The process will continue to employ and bring together young Aboriginal people and Elders, increasing their knowledge and sense of identity and connection, which is a key focus of Yalinguth. All content created for the launch will be utilised by the project ongoing. Specifically we will create:

- Projection Art: Working with a local Aboriginal artist (we have approached Wurundjeri artist Mandy Nicholson, and Reko Rennie to begin discussions) and RMIT Alumni animation collective ORCA to produce an

animated projection for GSPF. We would like to explore with Mandy the potential for animating her artworks that showcase the six fundamental elements of Wurundjeri Country and or/ using type and Woi-Wurrung language mapped to the tall gum trees in Atherton Gardens. The animated work can then be used ongoing in marketing material for the App including on the Yalinguth website.

- Launch Event: A Campfire Launch Event in Atherton Gardens at the GSPF highlighting elements within the App, including songs by Uncle Kutcha Edwards, stories from Elders and spoken word pieces from young people. Charcoal Lane trainees will be employed to record elements of the live event, to be included in the App after the launch.

Total Project Cost: $65320.00
Amount Requested: $14350.00 **Minimum Required:** $
Recommendation: $14,350.00

Panel Comments: Fantastic project completely in line with Council objectives and priorities. Employs a number of First Nations creatives and social enterprises, providing opportunities. Innovative concept. Project has been well developed, supported through material provided in application.

AG21-00032: **Collingwood Housing Estate Arts Committee (CHEAC) (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Collingwood Harvest Festival

Project Description: The Collingwood Harvest Festival is a community arts festival situated in the heart of Collingwood at Harmsowth Park on the Collingwood Housing Estate. The Festival is created by the community for the community by inviting residents of the Housing Estate the broader community to connect through music, arts and food. The Festival has been running for over 15 years and is an integral part of Yarra's cultural calendar.

The activities include:

-Opening speech by local resident, a dignitary from the local council and an MP
-Music and acts performed by local and external artists
-Aboriginal sacred fire
-Art and craft sessions facilitated by professional artists
-Circus and juggling workshops
-"Conversation Pit" a community engagement space for anyone to connect and mingle with the community
-Stalls managed by local agencies and groups providing information about their services
-Catering (free of charge) managed by local residents
-Art installations made by local artists
- stalls from local businesses in and around Collingwood, Abbotsford, Fitzroy. These may include second-hand clothing stalls, jewellery stalls, food and tea stalls.

Total Project Cost: $46960.00
Amount Requested: $24000.00 **Minimum Required:** $20000.00
Recommendation: $10,000.00

Panel Comments: The Harvest Festival is an important event for Collingwood Housing Estate residents, however the amount requested is quite high for an event that is unfortunately not very well attended, especially by the intended audience. We would like to see the event continue, and would be happy to work with BANH to see how funds could be better utilised. This is a major reason for recommending a smaller grant for the 2021 event.

AG21-00199: **Melbourne International Jazz Festival**

Melbourne International Jazz Festival: JAZZ TAKEOVER

Project Description: Jazz Takeover is a new project by MIJF that celebrates the City of Yarra as both the epicentre of cultural diversity and the home of independent music in Melbourne.

"There's no doubt that together Fitzroy and Collingwood easily win the trophy for Melbourne's live music hot spot." – Visit Victoria

Over the first weekend of the Festival, Jazz Takeover will enliven Brunswick Street, Fitzroy, with a micro festival of roving performances and activations that take place in bars, restaurants, shops and street corners. Featuring five local jazz bands and roving performers, these free pop-up performances will invite audiences on a music crawl through the history, diversity and culture of the local community, featuring an eclectic mix of musical influences that respond to the City's unique character.

Thrilling audiences with the spontaneity and festivity of jazz and improvised music, Jazz Takeover will breathe life back into the cultural heart of Yarra, while supporting local artists and businesses who have been most affected by COVID, and boosting community participation and engendering a sense of pride amongst the residents within this culturally vibrant precinct. Programming in accessible venues and delivering the event for free will promote access and inclusion, increasing community participation in arts and culture.

The event will be supported by a dedicated marketing campaign that champions the City of Yarra as a key destination for the Melbourne International Jazz Festival. The Festival will engage with artists, venues and businesses in the area to leverage the event to produce and present their own activity, contributing to a critical mass of cultural festivity. The event will be bookended by Leaps and Bounds Festival and Johnston St Fiesta, establishing a fixed arts and cultural festival season in the City.

Total Project Cost: $40276.00
Amount Requested: $11997.00 **Minimum Required:** $10000.00
Recommendation: $10,000.00

Panel Comments: Clear and comprehensive proposal for a significant CoY component of the longstanding jazz festival. Considerable local involvement and support and good in kind support with a realistic budget that will support local venues and encourage audiences to revisit established music venues.

AG21-00016: **Aboriginal Housing Victoria**

NAIDOC Family Day at the Farm - 2021

Project Description: AHV's NAIDOC Family Day at The Farm is an opportunity for AHV to celebrate and acknowledge Aboriginal history and culture with our local City of Yarra community,

2021 will mark our 22nd year celebrating NAIDOC Week at The Collingwood Children's Farm. We plan to provide a culturally appropriate, safe, welcoming and inclusive winter festival for the whole community. We explored digital communications in 2020 due to COVID and believe we could bring these learnings into to promote our activities to a broader audience.

The day has become a loved tradition in the community, thanks to our long-standing supporters and partnerships. The event supports broader community awareness of Indigenous issues; provides an essential opportunity for sharing knowledge; and creates a platform to show and celebrate pride in our First Nations history, languages, culture and achievements.

Our program showcases Indigenous performers, including traditional dancing, hip hop acts and musicians. The event also hosts a range of cultural craft activities, performed and led by Aboriginal professionals.

Entry, activities and food are free for the whole community. Past activities including Boomerang painting, weaving, Emu feather crafts and bead jewellery making. In 2020 we created creative competitions to

generate engagement and they had prizes from blak businesses. We would like to bring this into future years to help showcase Aboriginal owned businesses and their creativity during NAIDOC Week.

Performances have included Djirri Djirri Dance Group, Indigenous Hip Hop Projects, Dave Arden and Alex Splitt.

The event is enjoyed by AHV tenants and their families (many who face challenges accessing cultural or recreational activities) and by the broader community, regardless of cultural background or race.

Total Project Cost: $40290.00
Amount Requested: $15000.00 **Minimum Required:** $12500.00
Recommendation: $12,500.00

Panel Comments: Longstanding COY festival event from local organisation providing important services to a marginal group in the community. Clear capacity to deliver (including if COVID is an ongoing issue). Reasonable budget. Apparent connections with other local supporting groups. This project addresses the criteria of the funding priorities well. It is also a crucial project to celebrate and support First Nations, and Yarra's focus on this.

AG21-00215: **Hares & Hyenas**

Generation festival of ideas and actions

Project Description: Generation is a festival of ideas and action about LGBTQIAP+ cultural practice and identity in Melbourne, focused on Hares & Hyenas (Hares) – what has been, what could be. It springs from 29 years experience in the queer community and aims to position Hares as a hub for cultural practice, discussion and community in the post-covid world. Through a series of intergenerational multi-arts events, including discussions, performances, readings, music events and strange hybrid events that defy description, it draws deeply on the venue's community and arts partnerships and contributors. It marries post-covid distancing at live events, where new conventions of gathering, ingress and egress and deep cleansing become the reality, alongside newly imagined online content—some springing from live events, some entirely planned and pre-recorded. Online content is richer and purpose-built, with access embedded in its conception. We expect there to be approximately 100 artists, producers, arts workers and others participating in the event, with 400 people experiencing one live presentation over the time, carefully spaced out, and several thousand tuning in at home live or selecting from a purpose-built landing page where all the content will be available. It will also be available at other sites. It brings together established cultural practitioners and commentators, alongside new and emerging voices to reflect on the past, the effects of covid-19, positive and negative, and posit the future. These participants come from across the spectrum of intersectional identities including all of the LGBTQIAP+ and heterosexual practitioners. The documentation of discussions and events and data gathering throughout the process will be used by program and evaluation partner Drummond Street Services, who are developing a methodology for evaluation and reporting. We hope this leads to the creation of resources for further analysis and action. The program covers most genres and interdisciplinary fields.

Total Project Cost: $49640.00
Amount Requested: $8000.00 **Minimum Required:** $6000.00
Recommendation: $8,000.00

Panel Comments: The organisation has had a proven track record in delivering strong projects such as this. Strong partnerships and collaborations formed, and opportunities for LGBTQI and First Nations creatives. Budget is reasonable for scope of project and in-kind and matched funds are solid.

AG21-00107: **Q+ (Queer Plus) (Auspiced by Auspicious Arts Projects)**

Q+ (Queer Plus)

Project Description: The Q+Hub is an architecturally modified shipping container, making it a versatile community space. Queer artists will be commissioned to decorate the exterior of the container with imagery representing Victoria's Queer cultural landscape. The Q+Hub interior will be used as a blank canvas for the

public to share their own stories, and send messages of love and support to the LGBTIAQ+ community, facilitated by an artist in residence.

The Q+Hub will include an audio installation featuring members of the queer community. A program of activities including performances, music events, and workshops will be created to occur in and around the Q+Hub.
Workshops will facilitate community learning opportunities in various arts practices, as well as practical advice relating to sexual health, and mental well-being, leading to lasting networks between LGBTIAQ+ community and service providers.

The development of the Q+Hub will be documented on the Q+ Website, where time-capture images of the exterior and interior developments of the created artworks and crowd participation will be shared to enable those unable to visit the Q+Hub in person to experience the stories and images shared within, and to participate by submitting anonymous personal contributions to the interior activation via the website. A camera crew will document the activities in and around Q+Hub, which will be edited and made available for viewing via the website.

The participatory nature of the Q+Hub and its additional elements will promote novel community involvement and connection. Through these activities Victorians will have the opportunity to participate and play, leading to the needful replenishment of human connection and regeneration of spirit.

At the conclusion of its residency, a celebration featuring local musicians, DJs, and performers will create an inclusive event for all those who participated and contributed to the Q+Hub during the Festival.

Total Project Cost: $189885.00
Amount Requested: $15000.00 **Minimum Required:** $12000.00
Recommendation: $12,000.00

Panel Comments: Great project idea that aligns well with Council priorities. Extensive partnership possibilities are visible in the application along with meaningful collaborations. Great potential for community engagement, and participation. The artists are professional and highly skilled with proven track records. Employing Indigenous artists as well. Budget is comprehensive and reasonable for the scope of project marked for the Abbotsford Convent.

SOCIAL ENTERPRISE

AG21-00185: **SisterWorks Inc**

Social Enterprise Capacity Building

Project Description: The SisterWork model is centred around a social enterprise Empowerment hub. Each time a SisterWorks product is sold, more income is produced and more opportunities are created for vulnerable migrant, asylum seeker and refugee women to be engaged in the program. SisterWorks believes that both work and entrepreneurship can empower women. Thus, our social enterprise program seeks to show women that they can add value and earn money, despite the barriers they have faced in gaining employment. This improves their confidence in their skills and abilities, while also providing women with real market experience through working in retail stores, developing wholesale contracts and creating networks at markets.

The long term aim for the SisterWorks Social Enterprise is to be self-sustaining. Last financial year the business was self-sufficient to 58%. We plan to increase self-sufficiency to 100% by 2023. To achieve this aim we must:
- meet the increasing demand for SisterWorks products
- continue to expand the SisterWorks' labelled product line
- develop partnerships to expand our wholesale and retail channels
- improve supply chain and logistics.

This proposal will support the first phase of the project. The overall project aims to accomplish the following:
- increase our production capacity to meet demand whilst adhering to social distancing requirements (current restrictions have reduced capacity by 60%)
- expand the wholesale and retail channels
- develop further partnerships to support our supply chain and logistics
- expand the marketing and sales of SisterWorks'' labelled artisan and food products
- train and develop production skills for a further 30 Sisters
- train and develop sales and marketing skills for a further 20 Sisters.

Total Project Cost: $152411.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Recommendation: $15,000.00

Panel Comments: Strong application from an organization with successful track record. Good evaluation and measurement of outcomes. Full funding recommended by the panel.

AG21-00148: **Victorian Skateboard Association (VSA)**

Yarra Skateboarding Curriculum

Project Description: The Yarra Skateboarding Curriculum project will train and empower male and female youth to lead sustainable skateboarding sessions in the Yarra municipality through an inclusive no and low cost participation program.

Six (6) select Skate Coach Scholarship recipients will earn a Skate Australia (National Sporting Organisation) Skate Coach accreditation with additionally funded components such as First Aid, Police Checks, and Working with Children compliances fully subsidised. The Scholarship recipients will then teach skateboarding through a high frequency mentorship program comprising of seven (7) large All Aboard Skateboarding Sessions with partner schools such as Fitzroy High School that will in turn build a participant funnel for thirty (30) Skate Club user-pays sessions over fifteen visits to City of Yarra skate parks such as North Fitzroy and Clifton Hill skate parks, as well as other potential Yarra locations.

This project is about the Yarra youth who have shown discipline and passion in the field of skateboarding. Skateboarding is not easy, and we want these who have developed competency within it to value the unique knowledge they have enduringly acquired.
The Yarra Skateboarding Curriculum will build skills in coaching, event management, customer service, marketing and ultimately leadership within the selected male and female youth who partake in the program. The after-school Skate Club sessions will service the demand for regular progress-based coaching; Yarra Coaches will be left with a user-pays system to streamline the continued the engagement of participants beyond the life of the grant.

This project will occupy Yarra residents and given them a renewed sense of community beyond the covid lockdown period. We want to reengage youth to make sure the momentum built on the previous projects between the VSA and City of Yarra is harnessed to develop past male and female participants into the next generation of Yarra Skate Coaches.

Total Project Cost: $23230.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Recommendation: $15,000.00

Panel Comments: This is a program that targets a hard to reach cohort of younger people. Although it is nominally a sports program it does have a significant aspect of creating social good. It is a well defined and targeted project with clear need for hard to reach youth groups that offers great community benefit.

AG21-00187: **Fitted for Work**

Connecting Women Experiencing Disadvantage with Work (She Works Pipeline)

Project Description: Fitted for Work's (FFW) recruitment social enterprise, She Works' mission is to increase employment outcome rates for women experiencing disadvantage, whilst providing an independent revenue stream for FFW. SheWorks is our placement and post-placement support service that links women directly with employers who want to increase diversity in their workplace.

We are seeking funding to support an innovative Richmond-based program that will enable FFW to prepare 30 women who are experiencing disadvantage to become work-ready. This program will link these women directly with jobs opportunities through SheWorks.

The 30 women participating in this program will be aged between 16 and 65 and at the time of accessing our services will be at their most vulnerable. The program will focus on building each woman's confidence and self-esteem as well as deepening her skills and knowledge to get work. The services provided can be accessed either face-to-face at our Richmond Service or virtually using
technology to connect with women or may have difficulty accessing our location.

Program participants will receive:
.1. Personal outfitting appointments with our FFW volunteers at which each woman will be provided with donated business attire and accessories and styling and presentation advice;
2. Access to the FFW Job Preparation Hub staffed by our team of volunteers who are on hand to review applications and CV's, tailoring them to specific job opportunities through SheWorks.
3. Job Readiness Workshops covering interview questions and interview practice; 4. LinkedIn Training, setting up profile/job search
5. Registration with She Works
6. Option to access Mentoring support.

Through this program, FFW aims to create an inclusive, safe space for women at our Richmond service.

We also aim to build strong relationships with community organisations in the City of Yarra and partner long-term with local businesses to provide employment opportunities for the women we assist.

Total Project Cost: $23520.00
Amount Requested: $11000.00 **Minimum Required:** $8000.00
Recommendation: $11,000.00

Panel Comments: This is a strong application clearly articulating the need and key outcomes. Fitted for Work is a well known organization with good track record. Full funding is recommended. Note the application says there has been community consultation however it is not clear whether there was 'local' consultation with key partners and potential beneficiaries, regardless I think there is demand for this type of program locally, and good to see it being run in City of Yarra.

SPORT AND RECREATION

AG21-00139: **Collingwood Basketball Association**

Defibrillator purchase

Project Description: We have a new 3 court stadium where we run basketball competitions for all ages from toddlers to an open age senior domestic competition. This facility currently does not have a defibrillator. An on site defibrillator will assist us to give players and spectators suffering sudden cardiac arrest help until paramedics arrive.

Total Project Cost: $2480.00
Amount Requested: $1755.00 **Minimum Required:** $
Recommendation: $1,755.00

Panel Comments: Overall this is very strong application. But this budget is based on the $2340 price for a Zoll AED Plus from Defib for Life.

This is a popular easy to use AED
Propose Council to grant 75% x $2340 = $1755 as requested by applicant.

AG21-00138: **Alphington Bowls Club**

Project Sunsafe

Project Description: Alphington Bowls Club have 2 lawn greens on which we play lawn bowls on the North & South greens. The South green has a limited amount shade and fixed seating whilst the Northern green having no shade and seating at all. Lawn Bowls is a summer sport played from late September to early April and the club currently has inadequate shelter from the sun. We wish to purchase large sun umbrellas with supporting bases, tables and chairs to protect and shelter the community who wish to participate in this summer activity. By protecting and sheltering participants from the sun it will add a degree of comfort which will keep them outside longer and act as an incentive for those in the community considering participating in the sport.

Total Project Cost: $6237.00
Amount Requested: $5000.00 **Minimum Required:** $3080.00
Recommendation: $5,000.00

Panel Comments: Good application

AG21-00102: **Collingwood City Football Club (CCFC)**

COLLINGWOOD JUNIOR EAGLES

Project Description: The Junior Eagles program is a soccer skills training program for children and young people aged 6 to 28 years with an intellectual or physical disability. The aims of the program include; to provide the children and young people with an opportunity to learn soccer skills in a safe and welcoming environment where the players' abilities and progress is valued, to improve player physical fitness, to prepare children for integration with other teams as appropriate, and supporting players who wish to compete, in the FV All Abilities competition and contributing to the further development of the initiative. The program also supports families of children with special needs by providing recreational/ sporting opportunities for their children and inclusion in a community club, being the Collingwood City Soccer Club. The program began with children under 18 years of age. However, as the group has aged, and our older players have continued to enjoy the program, we have this year split the players into 2 groups based on age. The younger group (7 - 13 years) had expanded considerably and require a higher coach to player ratio, and the new structure will better allow us to meet their needs. The older group is aged over 14 but predominantly over 18. The splitting of the groups has been necessary this year so that we are able to maintain social distancing in the group over 18 years of age and compliance with Covid safety guidelines. However, the new structure was also planned to improve the program and better meet the needs of all players. The older group has expanded and we expect numbers to further increase next year. The older players have also very much enjoyed their own training time and greater staff to player ratio.

Total Project Cost: $16890.00
Amount Requested: $4780.00 **Minimum Required:** $4780.00
Recommendation: $4,780.00

Panel Comments: Overall this is a strong application. However, Guidelines require that applicants must advise if and how they plan to continue the program at the conclusion of the initial funding period. This information does not appear to have been provided.

AG21-00010: **Bushrangers Sporting Alliance (BSA)**

Ranger Rollers: Come Out & Roll

Project Description: Ranger Rollers is a weekly one hour indoor (or pending restrictions - outdoor) skate session (for roller skaters and inline skaters). The sessions will mirror our successful Come Out & Play program we run via Bushrangers Basketball.

The hour session will have the following core SAFE priorities:
- Safety: how to remain COVID safe during sessions, what equipment to use when skating and a debrief from coaches about safe skating.
- Action: our sessional skate coaches will demonstrate a weekly skill (e.g how to safety come to a stop or how to improve balance)
- Fun: skating can be scary for beginners. Our focus will be to have fun and to give new things a try in a safe supportive environment.
- Everyone is welcome: inclusion is key to our core values. Skating can be an exclusive and cliquey environment. Our club breaks through this perception and ensures even the most nervous of skater feels supported.

The Come Out & Roll sessions will feature local sessional coaches. We have sought interest from gender diverse, BIPOC and queer experienced skaters who are keen to impart their knowledge in a safe and welcoming environment.

The sessions will be timed for late Saturday afternoon to maximise the community aspect of the sessions. We will include an optional social catch up at our major sponsor The Fox (based in the Yarra catchment) for participants after the session to help improve their connection to the club and reduce social isolation that may be impacting members of the LGBTIQA+ community.

Total Project Cost: $41836.55
Amount Requested: $12080.00 **Minimum Required:** $5000.00
Recommendation: $5,000.00

Panel Comments: Make sure you read the guidelines carefully and apply for grants within the funding limits. Preparation of quotes is valuable and strengthens the application. Budget not correct, the total should actually be $20k.

AG21-00076: **North Richmond Community Health**

Chair Based Exercise

Project Description: Funding is sought to continue the successful operation of a chair based exercise program that runs at North Richmond Community Health Centre. The program targets older (over 65 years) members of the community who reside in the Richmond Housing Estate who are frail and experience mobility issues, many of whom are also socially isolated. The majority of the current participants are from culturally and linguistically diverse backgrounds particularly East Timor, Vietnam and China.
The program provides weekly 1 hour chair based gentle exercise sessions aiming to maintain and increase their strength, coordination and fitness as well as providing opportunities for social connection to members of the community who would otherwise be inactive and isolated. The exercises are delivered by a qualified fitness instructor who is experienced in older people's fitness training. Participants are encouraged to stay back after the sessions to have a cup of tea and socialise with one another to increase social connectedness.

Total Project Cost: $16672.00
Amount Requested: $5000.00 **Minimum Required:** $3200.00
Recommendation: $5,000.00

Panel Comments: Overall this is a strong application. . Additionally, as this is an ongoing program, providing participant feedback regarding how the program has positively impacted their health and wellbeing could strengthen the application.

AG21-00005: **Richmond Junior Footbal Club**

Defibrillator for 3rd ground

Project Description: We are a growing football club & need to expand with the provision of a 3rd ground to accommodate the timetabling of our 30 teams.
We wish to purchase a defibrillator for the oval as a safety measure for the children participating & the

general supporters, both volunteers & the children's families that come to watch the games.
A defibrillator would be permanently available at our 3rd ground.

Total Project Cost: $6565.00
Amount Requested: $2995.00 **Minimum Required:** $2995.00
Recommendation: $1,755.00

$1,755.00

Panel Comments: Application needs to address guidelines more closely. Such as applying through the correct stream and being aware there is only 75% of the cost available for defibrillators. Applicant should also consider providing additional supporting evidence such as a quote for the defib and further detail about their 3rd venue.

Make and model of defib not submitted
Requested funding ($2,995.00) is more than 100% of typical defib price
council guidelines allow maximum 75% only.
Price of one of the popular defibs Zoll AED Plus on Defib for Life is $2320 plus $20 freight

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AG21-00054: **Melbourne Spikers**

Melbourne Spikers Coaching Sessions

Project Description: Melbourne Spikers Volleyball Club provides coaching sessions on Wednesdays and Sundays for the LGBTQIA community and its allies at Collingwood College. The club would like to improve it's coaching quality by utilising the right equipment to teach our members and ensure they are supported by the right set of tools to not only improve their skills but also assist the club with Risk Management and ensure the safety of our members.

Total Project Cost: $15599.99
Amount Requested: $949.00 **Minimum Required:** $949.00
Recommendation: $949.00

Panel Comments: Some confusion from panel over whether the grant should be under Participation or Equipment funding category - they have applied under Participation to increase more players, coaching etc. Applicant needs to be clear that it is for the latter and use $ for that purpose, not just equipment for core business.

AG21-00143: **Collingwood Basketball Association**

Support for young basketball players to participate in tournaments

Project Description: Collingwood Basketball Association proactively engages with players from local public housing and CALD communities. Last year we had 53 players from these communities playing in the club's representative teams. We expect to have the same for the upcoming season
It is expected that players in these teams participate in at least two tournaments per year, but this is expensive for many families who are financially disadvantaged. This project will allow the club to subsidise registration and accommodation costs for players from local public housing, CALD communities and financially disadvantaged families so that the players in the teams can participate in two tournaments per year with their team mates. This is important for skill development, self esteem, team cohesion and bonding and connectedness with community.

Total Project Cost: $82250.00
Amount Requested: $5000.00 **Minimum Required:** $3250.00
Recommendation: $5,000.00

Panel Comments: Strong application but it is important to clearly define the difference between the two grant applications, the other is AG21-00131

AG21-00202: **The Wellington**

Wellington Yoga

Project Description: Wellington Yoga
Over the course of 2020 The Wellington online Yoga class has proved very popular. It currently runs once a week as a chair based Yoga for mobility impaired participants. We are seeking to expand the program to two sessions a week, one session of chair based Yoga and one session of full body Yoga.

Total Project Cost: $10102.40
Amount Requested: $6851.00 **Minimum Required:** $3200.00
Recommendation: $3,200.00

Panel Comments: Good application but could be stronger by identifying specific funding streams listed in the Grant Guidelines. Also need to be clear on the amount you are requesting as the limit for this grant is $5000. Seems like $3,200 is the actual costs of this project.

AG21-00131: **Collingwood Basketball Association**

Support for young players to play competitive basketball

Project Description: Collingwood Basketball Association has proactively engaged with players from local public housing and CALD communities and has approx. Approximately 50 players from these communities playing in the club's representative teams. Many of these families find it difficult to pay registration and game fees. The club recognises that there are many benefits for these players to be involved with a local, community sporting club so currently subsidises registrations fees as needed. This project will allow the club to continue to provide some assistance to players from local public housing, CALD communities and financially disadvantaged families in order to assist with registration fees.

Total Project Cost: $79765.00
Amount Requested: $5000.00 **Minimum Required:** $4000.00
Recommendation: $5,000.00

Panel Comments: Strong application, well written.

AG21-00112: **Collingwood Basketball Association**

Access All Abilities Basketball

Project Description: Weekly basketball program for young people with a disability / special needs who would like to learn basketball skills in a fun, friendly, inclusive environment. We encourage brothers and sisters, and parents /guardians to be part of the program and get involved on the
court if they wish.
Programs are run by skilled coaches from the club who are sensitive to the needs of the participants. Participants are in a small group with a ratio of approximately 1 coach per 2 -3 participants. Each session covers appropriate activities depending on the ability of the participant, including skills such as passing, dribbling and shooting activities.
Participation, co-operation, teamwork and fun are the main goals of the program.

Total Project Cost: $5562.00
Amount Requested: $2990.00 **Minimum Required:** $2500.00
Recommendation: $2,990.00

Panel Comments:

AG21-00011: **Richmond Junior Footbal Club**

Setting up a third ground

Project Description: We are a growing football club & need to expand with the provision of a 3rd ground to accommodate the timetabling of our 30 teams.
For this to be possible we need to have equipment on site to enable the smooth transition throughout the day from set up to teams arriving, playing & leaving, & then pack up.
The on hand equipment needs to be safe we we are not there, relevant to the purposes of the junior sport &

the people using it. Portable all weather shelter will also need to be available due the limitations the 3rd ground has on site.

Total Project Cost: $14797.63
Amount Requested: $5000.00 **Minimum Required:** $5000.00
Recommendation: $5,000.00

Panel Comments:

AG21-00020: **North Richmond Community Health**

Tai Chi and QiGong for Gentle Exercise

Project Description: Gentle Exercise for Tai Chi is a gentle, movement-based program. Tai Chi is effective in reducing the risk of falls (Monash University Research Institute 2013) and supports people with chronic complex health conditions such as: Diabetes, Arthritis, Osteoporosis and Back Pain. Tai Chi not only improves balance and reduces falls risk by teaching people to move forwards, backwards and sideways safely , it show's positive benefits in relaxation, fitness and overall health for people in a group environment (Sherrington et al. 2011). Qigong exercise is s a powerful system of healing and energy, an integration of physical postures breathing techniques and focus. The slow gentle movements of most Qigong forms can be easily adapted, even for the physically challenged and can be practised by all age groups which makes it easily adaptable to the client group with more challenged balance.
This project will provide participants with 1 hour weekly group exercise at North Richmond Community Health over school term dates as well as home-based exercises. It will enhance social connectedness for elderly, frail aged who experience a chronic disability living in the City of Yarra with particular scope for clients of social housing residents. It will encourage clients of Culturally Linguistically and Diverse backgrounds who may experience limited opportunity for exercise and participation.
In 2021 the Tai Chi group would like to take the group out in to the community and practice in a more traditional outdoor setting to promote more community participation.

Total Project Cost: $30482.73
Amount Requested: $6414.73 **Minimum Required:** $3300.00
Recommendation: $5,000.00

Panel Comments: Please refer to the grant guidelines before applying. The limit for this funding stream is $5000 so the application should not exceed this amount. If the club is to be allocated funding they would need to show how it is used specifically for the development of female football. It should not be subsidising normal operations.

AG21-00237: **Jesuit Social Services**

BLC - Fitness and Wellbeing Program

Project Description: The Brosnan Learning Centre is a Jesuit Social Services initiative to provide holistic education – caring for the whole person –mind, body and spirit - as well as opening up training and employment pathways to young boys, aged 15-17 who would otherwise be incarcerated.

The BLC is a Specialist Secondary School that will enrol 20 students for commencement in Term 1, 2021. There will be a high level of teacher to student ratio with two teachers in a classroom for every ten students in order to support their complex needs and ensure their individual learning goals are achieved.

A wide range of pro-social activities will be available including art theory and plentiful access to the natural environment for healing and development. The academic curriculum offered will be VCAL which gives students practical, work-related experience and a qualification, recognised by TAFE institutes and employers, helping students move from school into work, an apprenticeship or traineeship, further training or higher education.

There will be no school fees, nor any additional levies (such as swimming lessons, excursions etc) charged to families/carers/guardians. Furthermore the school site does not have any sporting facilities.

Fitness and wellbeing is a critical component to each student achieving their learning goals. The BLC intends to use these funds to provide much needed fitness and wellbeing programs by partnering with local providers such as the Richmond Recreation Centre for swimming lessons and the Leo Berry Gym to provide circuit classes.

Total Project Cost: $6000.00
Amount Requested: $5000.00 **Minimum Required:** $5000.00
Recommendation: $5,000.00

Panel Comments: Great project idea. One suggestion would be to provide supporting documentation from both the facilities. Yarra Leisure was unable to provide information but the application could have benefitted from a quote or letter of support from Leo Berry's Gym. Additionally, please ensure the application is read carefully as there was a section on child safety that should have been filled out if the program aims to target youth of 15-17 years. Need to determine whether this is part of their core business as a school

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YOUTH AND MIDDLE YEARS

AG21-00027: **Kids Space in Yarra (homework Club) (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

homework club

Project Description: The Kids Space in Yarra project, will provide a twice weekly (online due to Covid19 pandemic) opportunity throughout the school term for primary and early high school children to access educational support in the form of homework and reading assistance. Also children will have good time of interacting with their parents to connect with each other a long with culturally diverse volunteers. There will be if possible (due to Covid19) holiday programs to engage these kids in fun & indirect education.

Total Project Cost: $47500.00
Amount Requested: $10000.00 **Minimum Required:** $9000.00
Recommendation: $10,000.00

Panel Comments: Application demonstrated a high level of community involvement and interest to the early development of children especially from disadvantage background with multiple issues.

AG21-00198: **GR8M8S Foundation Inc**

Yarra Wild Beasts Basketball Program (YWBBP)

Project Description: The Yarra Wild Beasts Basketball Program (YWBBP)) was developed in 2010 in relation to community consultation held in line with the Yarra Blue Light weekly sports and recreation programs evaluation process. An aspiration for a dedicated local African youth basketball team was evident.. Being part of the WBBT allows local young people (13-25 years) to connect with other friends whilst participating in the Adelaide Easter Classic each year.. This community basketball program also allows the young locals to increase their skills and live out their basketball passion with others in their community. In 2021 the squads will be participating in the Easter Classic.. There will also be a regular training program conducted leading up to the Tournament on the newly built Collingwood College Basketball Courts..

Total Project Cost: $56180.00
Amount Requested: $10000.00 **Minimum Required:** $8000.00
Recommendation: $8,000.00

Panel Comments: Great application, meets community needs and support develop self confidence amongst young participants.

AG21-00203: **GR8M8S Foundation Inc**

Yarra Challenge Cups (YCC)

Attachment 1 - Annual Grants 2021 Recommendations Report Attachment One

Project Description: The Challenge Cups (Soccer) are a coming together of the 3 weekly Soccer Programs (CASP, FASTA/Street Soccer,PACSEL) held on the Fitzroy, Collingwood & Richmond Housing Estates.
Held on the first weekend of each school holidays at the Atherton Gardens Reserve. The Challenge Cup Soccer Comp gives the young people (5-18yrs) the opportunity to play against the other Yarra Housing Estates.
The Cups are assisted by other services in Yarra and feature a Showcase Exhibition Game at each cup. This game is made up of local service providers, volunteers and local young people.

Total Project Cost: $16710.00
Amount Requested: $3800.00 **Minimum Required:** $3200.00
Recommendation: $3,200.00

Panel Comments: Application meets community needs and will definitely support young people post Covid.

AG21-00169: **Richmond Scout Group**

Operating a Successful Scouting program in 2020 for youth members of the Richmond Community

Project Description: The full array of activities taught and encouraged by Scouting are via learning through instruction, participating, having fun, camping, hiking, bush walking, canoeing, Camberwell Showtime, and including the badge-work schemes relevant across the four youth sections (Joey Cubs, Cubs, Scouts & Venturers).

The volunteer Adult Leaders will operate a variety of Scouting activities over the course of the year.

These range from outdoor activities such as hiking, bike rides, camping, abseiling, and visits to community organisations like the Victorian Police, Emergency Services, and learning activities such as first aid, safety, knot tying, flags, cooking, health, construction, environment, wildlife, singing, acting, and map reading. These activities are undertaken in a variety of locations across the Yarra Council area.

The Richmond Scout Group commenced in July 2016 and continues to grow in many ways. The youth interest in the program continues to grow with our biggest challenges being financial and having sufficient trained Adult Leaders to conduct the program.

The program is conducted weekly, during school term. Additional Camps are held 2 - 3 times per year over weekends.

Scouting is about participating in a program that encourages youth of similar ages, in age appropriate sections, to grow through adventure by experiencing new challenges, making new friends, building confidence, building skills, taking responsibility for themselves, and being provided with opportunities to explore their own abilities, interests, whilst nurturing and building their resilience. It also brings families together, through volunteering assistance at specific activities and camps (set up, catering and assisting with activities)

Total Project Cost: $204962.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: The application demonstrated the ability of the group to deliver programs to targeted youth, and provides a long track record of the benefits of participants growth.

AG21-00002: **Rotary Club of Richmond**

Rotary Next Step Project

Project Description: The Rotary "Next Step" Project is now in its 12th Year.
Each year we recruit 30 disadvantaged young people
nominated by the Collingwood College and Fitzroy
High School Youth Workers and teachers because

they are disadvantaged, need longer term individual mentoring support and guidance to overcome the effects of their background, life experiences and environment. Our mission is to help them identify and understand their strengths (using online career guidance testing donated by CmyPeople) and guidance from Katrina Dwyer our Youth Worker who is also an experienced recruitment specialist. This strengths analysis helps identify appropriate job focus (this discovery is very motivating) We arrange work experience using our Rotary and community networks. This helps discover if the career direction interests the young person. Our next step is to develop job application skills then interviewing skills with volunteer business professionals. The relationship and support with each young person will last until they leave school for further education at College or University and / or employment or both. This may be at the end of Year 11 or 12. 70% of all the young people who commence this project will achieve this objective. This project is made possible because the schools value this project enough to integrate it into their operations with an office, privileged access to the schools database. Some young people need the support of a young adult, Try Mentoring manages this service. The Rotary Network helps identify the job opportunities and companies provide work experience will also employ the student.

Total Project Cost: $46700.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: Wonderful initiative assisting with an important transition period in a young persons life.

AG21-00227: **Young Assets Foundation (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

Fitzroy Youth Homework Club

Project Description: The Fitzroy Youth Homework Club will address educational disadvantage amongst young people in Fitzroy and surrounding areas, especially targeting students from a culturally and linguistically diverse (CALD) background. Homework Club will work with secondary school students from Years 7 to 12 and students up to the age of 25 whose first language is not English. The program will provide one on one and group tutoring, a well-resourced and culturally safe study space, and other activities to assist young people with education and employment pathways and the development of leadership and life skills, such as mentoring partnerships, access to university and TAFE open days and participation in a student committee The program will take place in the meeting rooms of the Fitzroy Library, a space that has held a homework club for over twenty years, and will run each weekday after school and for one session per week during school holidays.

The program will recruit, manage and make available to students a pool of over 50 specialist volunteer tutors to assist with homework, exam preparation, literacy and numeracy, and pathway planning. The program has the capacity to support 150 different students each year and 30 different students each session.

The program will establish a student committee to provide students with the opportunity to have their voice heard in the wider community, make decisions about the program and build their leadership and teamwork skills.

The program will work closely with local schools to assist in the transition to high school, identify students with individual support needs, and respond to changing needs of their students.

The program will also host events such as student dinners to celebrate Ramadan, excursions in school

holidays, and career sessions. These community and cultural events will foster a sense of social inclusion, community safety and community involvement.

Total Project Cost: $652745.00
Amount Requested: $10000.00 **Minimum Required:** $7000.00
Recommendation: $10,000.00

Panel Comments: Well written application, with good support letters. Important project, and nice to see a local, youth-led organisation supported by the community to take it on!

AG21-00118: **Fitzroy Scout Group (legal entity is The Scout Association of Australia, Victorian Branch) (Auspiced by The Scout Association Of Australia Victorian Branch)**

Fitzroy Scouts Inclusion Project

Project Description: Fitzroy Scouts Inclusion Project develops disadvantaged migrant youth through participation in the Scouting program, outdoor adventure and camping. We heavily subsidise weekly activities, outdoor excursions and weekend camps for the participating youth to ensure as many children as possible can benefit regardless of their circumstances. These activities build resilience and interpersonal skills and provide participants with opportunities to engage with nature. The Scouting program provides non-formal education, which helps young people to develop and grow holistically.

This project requires financial support in three areas. Firstly, to deliver these outdoor educational experiences for the 8-11 year-old Cub Scout section which has approximately 25 members. This will ensure the Group is able to deliver six subsidised camps and 40 weekly programs and cover membership/insurance costs and uniforms for all members. These camps and activities build life-skills, citizenship and connections with the broader Australian community. Secondly, this grant will also support the establishment of an 11-14-year-old Scout section. Existing Cub Scouts can then continue their development and remain with the Scout Group, as well as enabling additional young people to also be engaged. The deliverables would be the same as the Cub Scout section. The final area for support is organisational costs, such as supporting our volunteer Leaders to be trained and paying rent and utilities on the space we use for weekly activities.

Total Project Cost: $103100.00
Amount Requested: $10000.00 **Minimum Required:** $5000.00
Recommendation: $10,000.00

Panel Comments: Clearly written application, clear outcomes/goals understanding of issues of self confidence with young people from disadvantage background.

AG21-00109: **Australian African Community Development Inc. (Auspiced by Belgium Avenue Neighbourhood House Incorporated)**

African youth curriculum support program

Project Description: This project is a collaboration between the African Australian Community Development Association (AACDA), Belgium Avenue Neighbourhood House (BANH) and local families. The project aims to support African young people from the ages of 6 - 15 with English and Math's curriculum assistance. The aims and objectives include:

- Assist primary and secondary students with their studies in a friendly and supportive environment
- To provide safe, inclusive and culturally appropriate learning environment outside of school hours
- To improve literacy, numeracy and communication skills
- To improve social connectedness and the emotional and mental development
- Develop students positive attitude towards learning
- Improve students skills to become independent learners and critical thinkers

Total Project Cost: $15520.00
Amount Requested: $10000.00 **Minimum Required:** $8000.00
Recommendation: $10,000.00

Panel Comments: Important project to provide place-based support regarding educational and broader development.

AG21-00126: **GR8M8S Foundation Inc**

Toolangi Adventure Sports Camps (TASC)

Project Description: The Toolangi Adventure Sportsr Camp (TASC) provides young people aged 13-18yrs living on the Yarra High Rise Estates (Richmond, Collingwood, Carlton & Fitzroy) an opportunity to develop strong community enfranchisement with peers and receive ongoing mentoring to reduce the risk of criminal involvement. TASC is a four day school holiday camp program which visits the idyllic bush setting of Toolangi and hosts a range of team-based activities, fostering soft skill development, sports specific skills and broadening the experiences of young Yarra High Rise Estate residents.

Participants for the program are pooled from the regular participants at Blue Light Victoria's Yarra weekly after school and weekend programs, with special focus on accomodating some spots on the program for Yarra youth residents who are currently at-risk. Many participants have new migrant backgrounds and/or refugee status; enjoying four days outside of their urban comforts enables deeper social learning to occur without their regular distractions of home.

TASC seeks funding to contribute to costs of the 5 camps per year during school holidays. TASC alternates between basketball and soccer activities, and boys and girls camps each program.

TASC attendees are assorted into teams according to mutual needs and are encouraged to build teamwork skills throughout the camp in a series of mock competitions over the curse of the program. The team-based activities are centered on outdoor activities such as basketball, soccer and a Outdoors Inc adventure-based activity, whilst also incorporating the crucial life skills such as cooking, cleaning, activity planning and working in a team environment.

Other sessions hosted by our implementing partners include: a Melbourne Victory soccer clinic, Hoop Dreams basketball clinic and leadership and teamwork session by the Western Bulldogs Community Foundation. TASC planning and implementing partners include Yarra Youth Services and Victorian Police. Camp facilities in Toolangi provided by Anglicare Victoria.

Total Project Cost: $135640.00
Amount Requested: $10000.00 **Minimum Required:** $5000.00
Recommendation: $10,000.00

Panel Comments: This application demonstrated strong partnerships and collaboration and a range of activities for young people.

AG21-00087: **Sacred Heart School Fitzroy**

Stories and Voices

Project Description: The staff and students of Sacred Heart School will participate in a project, 'Stories and Voices', where the expression of identity is explored through the Performing Arts. Students will explore their identity and share the multicultural identities that form our school community. We will work in conjunction with Storyscape (local media & arts company). Storyscape will inspire and educate staff and will be involved in targeted and focused intensive sessions for Year 5/6 students during Term 2-3.

The key understandings of this project are:
- There are many factors that shape and form our IDENTITY with culture as one of the major contributing factors
- We need to respect our own histories and stories, as well as those of others
- We can express our IDENTITY through movement, dance, art, film and song
- The performing arts and related skills are a powerful storytelling medium

Storyscape's Professional Learning for the school staff will inspire a whole school exploration of identity themes – led by the class teachers and Performing Arts Specialist, culminating in the creation of a self-devised performance. After participating in an inquiry research unit that explores identity, where they will be interviewing their parents and families, they will get a clearer understanding of their own stories of identity and bring these experiences together to form the basis of a performance.

Through structured planning and rehearsal opportunities students will take their cultural stories and mould them into a series of short performances that celebrate and share the greater story of identity for the Sacred Heart School Community. The self-devised performance process includes elements such as film, music, dance, singing and rap. The project culminates in a community performance of "Stories and Voices" for students, families and the local community to celebrate together.

Total Project Cost: $55950.00
Amount Requested: $10000.00 **Minimum Required:** $
Recommendation: $10,000.00

Panel Comments: A wonderful opportunity to celebrate the strengths of your students. Also fantastic to hear about the opportunity for the organisation to learn from your cohort too.

AG21-00001: **Operation Newstart Incorporated**

Operatyion Newstart Yarra

Project Description: - Outdoor adventure activities of mountain bike riding, caving, canoeing, surfing, hiking, high ropes course.
- Camps including an overnight surf camp, overnight hike camp and a three day expedition canoe camp with Rubicon ourdoors.
- Community engagement workshops with Headspace on mental health and wellbeing, YSAS on dugs and alcohol workshop, Yarra Youth Centre street art and hip hop writing workshops, respectful relationships workshop with Undercurrent, a volunteer session at Collingwood Children's Farm, use of ceres bike shed for community project bike building and weekly PT sessions with a trainer from Yarra leisure centres at Richmond, Fitzroy and Collingwood.
- Community project of donating eight bikes to eight newly arrived young people from Collingwood English Language School.
- Pathway exploration through TAFE visits/workshops of Floristry and Landscaping at Melbourne Polytechnic.
- Personal development skills through goal setting, character strength workshops and growth mindset work.
- Surf Life Saving and First aid certificate through South Melbourne Life Saving Club.

Total Project Cost: $61000.00
Amount Requested: $10000.00 **Minimum Required:** $8000.00
Recommendation: $10,000.00

Panel Comments: Important program engaging youth with a strengths-based approach and collaboration with key local stakeholders.

AG21-00197: **The Wellington**

My Skin

Project Description: My Skin is a program targeting the African youth cohort from the Collingwood, Richmond and Fitzroy areas. The program aims to facilitate discussion and reflection on identity and generational disconnect while also learning traditional skills in drum construction. Discussions with our existing youth cohort have expressed confusion at finding a place in a society where they are exploring and asserting their own individual identity while also trying to embody the tradition of culture of family and homeland. "My Skin" will run regular sessions with youth from African backgrounds investigating identity and story telling, assisting each participant to decorate their own drum with symbols reflecting their individual journey, family story and cultural background. The conclusion of the program will feature a concert event showcasing drumming skills and detailing the stories of participants and how they are represented on their own drums.

Total Project Cost: $10827.40
Amount Requested: $7576.00 **Minimum Required:** $4325.00
Recommendation: $7,576.00

Panel Comments: Seems like a great new initiative! This is a really well written and well considered project, addressing a significant need an issue for young people in the community. Would be keen to support this project, and possibly connect other local organisations and services to promote and support.

NOT RECOMMENDED

G21-00239: **Verve Zine**

Verve Zine annual print edition

Project Description: Inspired by established publications such as Overland and The Quarterly, Verve wishes to launch its own non-fiction print compiling opinion pieces written by young people under the age of 25. Our priority is to support the voices of emerging writers from diverse cultural and linguistic backgrounds, particularly those who identify as BIPOC, Indigenous, Torres Strait Islander and gender queer. We view a print edition as being crucial in its ability to create a legitimising space that fosters and strengthens young people's voices. The choice of the theme Identity, Truth and Power in the Digital Era is based on the observation that our generation is the first to grapple with a world that depends on technological power to satisfy its needs. Technology contains threats and challenges, but also presents a new form of political activism and an unprecedented tool for community- building. The tension created is manifold, however, most discussions of technology's political, social and economic implications take place within the niche, somewhat inaccessible world of tech journals and Twitter feeds. To invite young writers to critique its nascent power is thus an exciting opportunity. Interrogating interlinking social justice issues that are of great concern to young people e.g. decolonisation, climate change, education reform within the broader context of technology is an unconventional - but very relevant - approach.

Total Project Cost: $14783.00
Amount Requested: $8000.00 **Minimum Required:** $

Panel Comments: Organisation is clearly committed to the provision of a voice to diverse groups in the community. However, greater reach would be achieved online rather than in print and costs of the printing aspect of the project are substantial. Argument for hard copy magazine not strong - especially when large percentage of funds going to production not artists/creatives. Application would have been stronger if more creatives were identified. Sales of the magazine is noted as the only measure of success but the application doesn't detail how this will happen.

AG21-00157: **Ms Ying Ang**

The Quickening

Project Description: Design and subsequent self-publishing of artist book, "The Quickening", which explores the transformation and lived experience of a woman in her motherhood/matrescence and experience of postpartum depression/anxiety through photography, poetry and prose, by artist, Ying Ang. The work interrogates the under-represented transition of biological, psychological and social identity during a complex and formative phase of life.

You begin your life in expansion. From rolling to crawling to walking, your reach moves outwards from infancy through to adulthood. At the cusp of motherhood, everything instantaneously moves in reverse. Your world begins to shrink, to coalesce into the tight sphere of domestic life. The task of navigating this seismic transition, is called "matresence".

"The Quickening" project will primarily take place as an artist book, published in a run of 250, which is indicative of the number of days I was in gestation for leading to my child's pre-term birth. There will be a

special edition run of 30 books which will make up the full 280 copies, mirroring the number of days of a full term gestation. The project is also designed to facilitate a series of artist talks and readings involving other authors who have written about this subject matter to connect with new and soon-to-be parents at Le Space Gallery in Collingwood where I am a founder and director.

I have also planned a workshop series where I teach people to use photography as a means of visual story-telling and expression, that I believe will be a strong tool in helping empower and raise the voices of people who feel silenced by the stigma of mental health illnesses in general and PPD/PPA in particular. I will use the book project as the fulcrum to bring the elements of photography, project building, visual narrative, social change and art as rehabilitation together.

Total Project Cost: $46360.00
Amount Requested: $19000.00 **Minimum Required:** $
Panel Comments: Clear and interesting proposal from well-regarded and well-established photographer. Personal project with some limited relevance to City of Yarra residents. The small print run, cost of endeavour and need to explore other funding opportunities are issues with this application in a highly competitive funding round.

AG21-00226: **Mr Jacob Harris**

Cinema Spaces

Project Description: 'Cinema Spaces' is a six-part television series currently in development. Much of the filming is proposed within the City of Yarra, as the series highlights Melbourne as "The City of Theatres". We are presenting 'Cinema Spaces' for broadcast with the ABC, to FilmVic and Screen Australia, developing strategies for potential broadcast on SBS, Stan, Netflix and Ozflix, and potential partnerships with ACMI and the National Film and Sound Archive.
'Cinema Spaces' introduces us to visionary architects, proprietors and community activists to learn about the highs, lows and hard-won triumphs of creating and maintaining Melbourne's grand picture palaces. While some cinemas are thriving, others have been repurposed, divided, hidden or lost. We speak to owners, patrons, historians and public personalities to assemble diverse stories from breathtaking renovations, popular culture, to community hubs. In a society increasingly focused on streaming-media and in the aftermath of COVID-19, 'Cinema Spaces' emphasises the community value of these spaces and hopes to inspire a future of cinema.
The project is currently in the development stage until the start of February. We seek funding to assist with progressing the project into production between February to March, as well as post-production April to October, with the project aimed for completion ready for screening by the end of 2021.

Total Project Cost: $33191.00
Amount Requested: $20000.00 **Minimum Required:** $10000.00
Panel Comments: Interesting historical project from creative with capacity to deliver. Significant financial support requested with no in-kind support or other funding identified. The applicant could have approached multiple grants bodies, eg: Australia Council, Creative Vic etc. City of Yarra venues have yet to be approached.

AG21-00225: **Miss Alice Duncan**

Ground Control – a group exhibition exploring image making, ecology and the contemporary landscape

Project Description: Ground Control is a group exhibition taking place next year between 15th of February – 9th of May at the Richmond Town Hall. This exhibition features a group of five artists who associate themselves with the intersection of image-making, identity politics and place. This group exhibition brings together new works and contributions by leading and emerging Melbourne-based visual artists that question contemporary relationships to the physical and psychological Australian environment.

While the Richmond Town Hall (via Yarra Council) are generously providing a $1200 artist fee for the exhibition, we are seeking an extra $5000 grant to help each artist fund the creation of new works. In

particular, this grant will go towards the costs involved in printing, mounting, framing and the installation of site-specific works. Added funding will also allow us to host an artist talk (restrictions permitting) during the exhibition.This free event will give the artists and the public an opportunity to reflect on the exhibition and engage in conversations around the impacts of climate change, colonialism and industrialism on contemporary landscapes.

Including myself, the artists and works involved in this show are:

Christine McFetridge is a New Zealand born, Melbourne based photographer and writer represented by M.33, Melbourne. Her series To Know This River focuses on the Yarra River within and just outside of Melbourne's CBD.

Steven Rhall is a post-conceptual artist operating from a First Nation, white-passing, cis male, neurodivergent positionality. His works challenge the constitution of the Australian national identity in its reliance on particular aesthetics and colonial centric narratives.

Guatemalan-born, Melbourne based artist Juan Rodriguez Sandoval documents depleting moss varieties in Victorian rainforests.

Grace Wood is a Narrm (Melbourne) artist represented by LON Gallery. Grace creates large-scale digital collages that use found images to interrogate the history of the landscape and land art.

Total Project Cost: $11300.00
Amount Requested: $5000.00 **Minimum Required:** $3450.00
Panel Comments: Great project but already has significant City of Yarra support. Greater need in other applications.

AG21-00039: **Ms Kiera Kurec (Auspiced by Auspicious Arts Projects)**

Archiving the Temporal Performance and Public Programing

Project Description: Archiving the Temporal is a new performance exploring new methods for presenting and archiving performance. The performance and public programming will be presented at Bus Projects 2021 (confirmed).

Archiving the Temporal will bring together artists working across the field of performance including visual artists, dancers and theatre makers, establishing new networks of Victorian, interstate and international performance makers.

The City of Yarra Annual Arts Grant will be used for consultation fees for Mark Pritchard Dramaturg (Malthouse Theatre) for consultations through the development of the project, paying artists who are invited to participate in the public programming, Auslan interpreter fees and an Artist fee. Further funding for the project has been sought through Creative Victoria.

The performance will take place over one day and public programing will be presented in the weeks leading up to the performance.

The timing for this performance and public programming is critical. Recently, dialogue around archiving performance practice has been intensifying due to the concurrence of pioneering performance artists seeking institutions to archive their life's work; and institutions beginning to address the systemic omission of minoritized histories in their collections through their policies and archive methodologies.

Bus Projects is a respected, dynamic and vital part of the contemporary art landscape, hosting the performance and public programming at Bus will insure the work is available to City of Yarra residents and Victorian audiences. Archiving the Temporal is also an opportunity to contribute economically to the local arts sector by employing local arts practitioners.

Total Project Cost: $26525.00
Amount Requested: $8812.00 **Minimum Required:** $7698.00
Panel Comments: Although the project meets the stream priorities well there is a lot of unconfirmed funding in the budget. A link to past performances and not just stills would have been useful. Substantial planning already taken place and key creatives have been identified (although would have been good to see further letters of support in this area).

AG21-00216: **Ms Shelley Lasica (Auspiced by Auspicious Arts Projects)**

TO DO / TO MAKE 3

Project Description: Shelley Lasica and Zoe Theodore are co-curators of an ongoing performance programme series that presents contemporary works that use choreography. For this project we are proposing to present the third iteration of TO DO / TO MAKE at Fitzroy Town Hall in March 2020. Used as a framework to support and allow for experimentation, TO DO / TO MAKE gives artist's work a structure to make and present new work. TO DO / TO MAKE 1 & 2 were both presented at Neon Parc, Brunswick in 2018.

TO DO / TO MAKE 3 at Fitzroy Town Hall will be a one day performance program that will present four choreographic based works by four different artists. Taking place on a Saturday from 4-6pm, the event will be free to attend and will include the following performances:

Furniture
Deanne Butterworth

Time Lapse
Alexander Powers

Kylie Whites Manifesto of a Digital Relationship
Sam George and Lisa Radford

If I Don't Understand You
Shelley Lasica

Total Project Cost: $8925.58
Amount Requested: $8645.58 **Minimum Required:** $6500.00
Panel Comments: Well-established and well-regarded dance creatives with capacity to deliver program. Seems to be an iteration of previously performed work and given the limited audience size is less competitive in this funding round. Other potential sources of funding and support also not included. There are other projects that present stronger applications.

AG21-00210: **Dr Pam Rana**

MELBS

Project Description: MELBS is a web series and love letter to City of Yarra. An all female cast encounter magical realism while navigating the city's singular culture and vogue obsessions.
It's mostly light and little dark; one cup Broad City with a teaspoon of True Blood regaling stories of the city from the embattled female POC point of view.
The first episode establishes Melbourne's broader culture. The following seasons will focus on three major councils; City of Yarra (S2E1), City of Maribyrnong (S2E2) and Port Philip (S3E3).
Season 2 Episode 2 will celebrate City of Yarra's unparalleled urbanity from street art, to architecture, to live music, food and local trends. The characters traverse laneways, idle in bars, search for coffee, and roam galleries. Thereby the setting of MELBS weaves creators across multiple disciplines. The casting also reflects the diversity of the city and will be majority all women.
Viability of the project has been proven; a first episode has been produced with an female crew who have all agreed to return for future paid work.

The outcome is a multidisciplinary salute to the iconoclast city for those who love her near and far. Attracting attention to the city and the variety of artists and entrepreneurs that live here.

Total Project Cost: $15000.00
Amount Requested: $15000.00 **Minimum Required:** $15000.00
Panel Comments: Potentially interesting web series highlighting City of Yarra from established medical comedian. But very little budget information has been provided and no local letters of support make application difficult to support in a competitive round.

AG21-00059: **Ms Josephine Mead**

Production of 100 copies of 'Covid Drawings' publication by Josephine Mead

Project Description: Aims:
I will produce 100 copies of a new publication to be launched in May 2021.
Since March 2020 I have produced 50+ digital 'Covid drawings' in response to Covid19. A Yarra City Arts Annual Grant will enable me to produce 20 additional works. I will design a 100-page hard-cover publication, titled 'Covid Drawings,' to be printed by Bambra and launched through URO Publications (in Collingwood Yards). Dr Daniel Stephensen will write an essay, contextualizing the work within local/international contemporary-art frameworks. The drawings are personal reflections of my experiences of self-isolation; and reactions to the social, cultural, psychological and financial implications of Covid19. They mark a new area of research and experimentation within my practice.

As a resident of CoY and studio artist at Collingwood Yards (through the Room to Create program) I am dedicated to ensuring the proliferation of inclusive creativity. 'Covid Drawings' will be a catalyst for creative exchange within CoY and beyond, encouraging conversations around Covid19 experiences.

The publication will be for sale through my website and local stockists, including URO publications. It will also be freely accessible, with copies donated to CoY libraries/ local social organisations, including Belgium Ave and Collingwood Neighbourhood House.

Outcome:
This publication will be a valuable visual archive that documents the pandemic from an Australian perspective. It will be a key contribution towards the continuation and recovery of Melbourne's dynamic and experimental cultural sector, during a time where we are faced with great cultural/financial uncertainty. The publication will promote the creative excellence of City of Yarra.

Total Project Cost: $7963.81
Amount Requested: $5000.00 **Minimum Required:** $2900.00
Panel Comments: Although this is an interesting and personal response to COVID by a local artist with good exhibition history, much of the work has already been undertaken and there are other stronger applicants in the round.

AG21-00205: **Mr Jacob Hoerner**

Emma Stuart - 'Wurrung of the Birrarung' | March 4-14 2021 | Rudder Grange, Alphington

Project Description: The purpose of this grant application is to request assistance from the City of Yarra to help with the production of an Outdoor Exhibition (OE) of landscape paintings of the Yarra River (Birrarung) and the Gum Trees (Wurrung) of the banks of the Yarra River by Emma Stuart and curated by Jacob Hoerner (the Applicant).
Emma and I have worked together to produce many exhibitions at a number of different locations in Northcote, Collingwood, Abbotsford and Fitzroy since 2010. In addition I officially Opened Emma's most major exhibition to date at the Araluen Arts Centre in Alice Springs in 2016. We have been in discussions about this new OE project since November 2019.

On a curatorial level an OE is an interesting way to present landscape painting within the environment that it is based on 'en plein air' and a fantastic way to celebrate the river, flora and fauna of this part of Melbourne.

Part of the plan for this exhibition is to engage the Yarra Community in attending the show via a planned or invited visit or because it is held in a local area where visitors walk through. With many years of experience in welcoming guests in to a gallery space this would be the same yet in the Open Air, we are sure that there would be a great response to the artworks and to the whole concept of an OE.

Subject to further discussions with Council Officers we will create a diagram showing how the presentation will fit within the Rudder Grange parkland in Alphington, it is a park that I visit regularly as it is in close proximity to where I live on Yarraford Ave and so I am completely aware of how this OE would work perfectly in this location and be well received.

Total Project Cost: $8272.00
Amount Requested: $4000.00 **Minimum Required:** $2500.00
Panel Comments: Although an interesting concept, the quality of work looks high and the applicant is highly experienced in curating within the gallery environment, proposing the work be displayed outdoors raises a range of issues that have not been addressed adequately in the application. Eg suitability of the walls, how they are installed (engineering) and the potential for vandalism/damage over the proposed exhibition period.

AG21-00067: **Mr Simon Bedford (Auspiced by Auspicious Arts Projects)**

Squishy Taylor and the Ghost Squad

Project Description: SQUISHY TAYLOR AND THE GHOST SQUAD (STGS) is a narrative adventure for children aged 8 to 12 and their adults based on Ailsa Wild's Squishy Taylor junior fiction series. The work enables families to engage in collaborative creative play within their own homes.

At the heart of the Squishy Taylor books is Squishy's adventurous spirit - she sees mysteries everywhere, even where they don't exist! This ability to find excitement in mundanity and mystery in everyday surroundings resonates with those of us who have been locked down for many months. Lockdown has been particularly hard on families transforming relationships for better and worse.

The Inhabitors had been developing the project over the past two years, with an intended world premiere season at the Royal Botanic Gardens Melbourne in January 2021. COVID-19 upended those plans requiring radical reinvention and a pivot that recognises the new reality we find ourselves in.

This application supports The Inhabitors to complete the work's pivot away from being a live event in a set location to something experienced on demand, received through the post and undertaken at home. The grant will enable The Inhabitors to finalise all text, puzzle, audio, video and design elements, create the final toolkit that families will use to generate their own adventure and undertake the promotion and distribution of the work.

Total Project Cost: $19526.00
Amount Requested: $8745.00 **Minimum Required:** $6078.00
Panel Comments: Applicant needs to make stronger links between the project outcomes and Council objectives. Compared to other projects, this one did not directly address pressing need in the community or offer significant benefits to the community. Would have been ideal to have some support material showing what had been developed so far with this work. The panel was not convinced there is a market for this work or how likely it is for Yarra families to do this at home in 2021. Also, the budget and schedule leaves very little resources to reach the target audience.

AG21-00195: **Centre For Projection Art**

Masterclass in Projection Art

Project Description: Following on from a very successful Masterclasses in Projection Art held in 2019, the Centre for Projection Art (CPA) plans to deliver this workshop focusing on site specific projection art, developing the skills of eight artists, inspiring them to use the projection medium for public art to invigorate Yarra.

Through the Masterclass, participants will learn about the art form, technical skills, projection mapping techniques and proposal development. Participants will learn the skills to develop a proposal to deliver site-specific works for public exhibition under the guidance of mentors Yandell Walton. These artists will be encouraged to submit these proposals to the 2021 GSPF where they will be assessed by the Centre for Projection Art's Creative Advisory Committee, along with the GSPF 2021 Curator Eleanor Scicchitano.

The public outcomes from this project will be a Masterclass open evening, on the final night of the course where participants can share their developing works with an engaged audience. The public outcome will be viewed onsite at Collingwood Yards and advertised for the general public to come and engage with the artists. As the works develop there may be other opportunities to show these works again in the Collingwood Yards courtyard, Gertrude Street Projection Festival, or other Yarra public art exhibition (ie Peel Street Projections).

Total Project Cost: $25900.00
Amount Requested: $10500.00 **Minimum Required:** $8000.00
Panel Comments: Valued workshop from well-regarded practitioner. Letters of interest from local participants would have strengthened application in highly competitive round. Panel felt there was greater need demonstrated in other applications.

AG21-00188: **Mr Jason Edwards**

Icebergs to Iguanas

Project Description: Core project objectives: Design, Editorial, Production, Publishing

I've spent the past three decades exploring the world with a camera in hand, baring witness to the juxtaposition of life in nature and the complexities of the human condition. After countless frames and unmapped miles I'm publishing a unique book 'Icebergs to Iguanas' featuring a collection of my favourite National Geographic images enlightened with behind-the-scenes stories, fascinating captions and personal observations extracted from my field journals.

Photography is more than just capturing beautiful pictures, it's about telling a story. My aim is to take people on a journey filled with beauty, adventure, hardship and danger; disease, laughter, and wonder. To inspire people about the wonderful natural world in which we live, whilst simultaneously celebrating our diverse cultures. Imagine a journey from the dripping forests of the Amazon Basin into the closed Persian Empire, across a plate of ice the size of France, through the scorching sands of Australia's arid heart, and onto the primeval wonder of the Great Migration shaping the African Rift. And that is only the beginning!

I've engaged an Editor, Designer and Production Director to assist with the production, marketing and distribution of the volume both here in Australia and Internationally. We have created an extensive cost analysis that reflects perceived elements of the publishing process.

All three Creatives are employed in the City of Yarra.

What is it like from the inside of the lens looking out, and what is the life of a National Geographic photographer really like? I will take you on my journey!

Total Project Cost: $79200.00
Amount Requested: $8000.00 **Minimum Required:** $5000.00
Panel Comments: Well-established photographer with a wealth of experience applying for funding to document his travels. Clear capacity to deliver project although more detail in the budget would have been useful. Creatives involved are CoY based. Personal funding and local and international support are also positives , but the priorities of this project are not on the top tier with Council objectives in this competitive funding round.

AG21-00088: **Mr Adam Knapper (Auspiced by Arts Access Victoria)**

Zone One

Project Description: I propose the development of a new body of work, Zone One, that will utilise the location of the City of Yarra to develop my drawing practice and explore ideas centred around public transport and its connection to my local area and its people.
I will develop a series of charcoal and ink drawings on paper, A0 in size, working in the studio from onsite preliminary sketches and photographs of train stations in Melbourne.
I will begin by drawing the train stations within the City of Yarra. Each train station is unique in their variety of architectural styles and the quality of timelessness with the older red brick stations. I will capture the movement in and around these civic spaces, a hub of energy, electricity and people.
My aim is to create a journey for the viewer and invite them to travel with me through the sequence of drawings. The challenge of the project will be in recreating the relationship between time and movement and the static nature of the station buildings. I am interested in using the studio as a space to explore mapping the drawings to generate a sense of time, movement, and interconnectedness.
The aim will be to develop a new body of drawings that would be exhibited within the City of Yarra in 2022.

Total Project Cost: $16692.50
Amount Requested: $11692.50 **Minimum Required:** $5000.00
Panel Comments: Artistic merit is sound but not as inventive as other applications. The most expensive budget item is paying for studio fees. Compared with other applications, this application was less clear about how it would benefit the arts in Yarra and make strong links between outcomes and the Council objectives.

AG21-00186: **Mr Harry Haynes-Wright**

Life's A Dream

Project Description: We want to present a freely adapted production of Calderons 'Life's a Dream' at 45 downstairs in Melbourne. Reimagining this classical Spanish myth as a commentary on isolation, psychiatry and mental illness and investigating the dynamics of gender, misogyny and violence.

We also want to run workshops while the play is running with 18-25 year olds from the city of yarra who are interested in performing arts, from diverse backgrounds, have experience with the themes present in the play. We want to build a new audience of theatre makers and theatre goers that reflect and inclusive and diverse city.

Having already briefly explored and devised around the original with 7 actors in a research and development in June 2020 at siteworks there was a week of development with Sound and Set/Costume designers over zoom at the end of July 2020. Using these discoveries and ideas we will deliver this project over a 6 weeks period.

Total Project Cost: $74149.00
Amount Requested: $10000.00 **Minimum Required:** $8000.00
Panel Comments: Committed and well-regarded dramaturg's proposal suggests connection with CoY but provides little evidence in application. In particular, no supporting documentation for CoY cast and how they will be recruited. Performance of play will also take place in Melbourne CBD.

AG21-00176: **Mx Bon Mott**

Transdisciplinary art elevating the vibrant voices of non-normative creatives in Yarra for postive social change.

Project Description: New works to new audiences to elevate the voices of neuro-diverse, gender-diverse, First Nations, and LGBTIQ+ creatives.
Due to access, please find my video application.
- Vibrant cohabitation with fashion label Baserange 2021 & Core collections and works by artists Bon Mott & Sean Miles. New silk sculpture installation and new interview project will be presented on Vimeo and Instagram as 5-minute interviews to be projected onto silk at 226 Gertrude St. Fitzroy.
- Respectfully acknowledge the traditional custodians of the land on which we operate, the Boon

Wurrung and Woiwurrung (Wurundjeri) peoples of the Kulin Nation.
We pay respect to their Elders, past, present, and becoming, acknowledging that sovereignty has never been ceded in this ancient land, sky, and sea.

- This project offers queer artists and Indigenous ideas public platforms through film, photography, installation and performance.
- If funded, this project offers queer artists and Indigenous ideas public platforms through film, photography, installation and performance. The aim of the project is to further educate the public about the importance of fluid gender identity and the role queer artists play in Melbourne, creating a platform for expansive thinking.
- Working with 8 new artists - Photographic collage prints. Production of Files to print, Sewing Installing, Beading and Crystals Performance Art, Talk
- FILM - Projections onto silk at 226
- Plan Lighting o over sound equipment if remotely filmed
- Go over lighting equipment if remotely filmed
- Deliver equipment to location or meet at 2SP
- 2SP filming Interview
- Editing
- Upload Film/
- Post-Online/
- * If artists are in isolation Plan location within their home
- *direct remotely If artists are not in isolation

Total Project Cost: $35200.00
Amount Requested: $8000.00 **Minimum Required:** $8000.00
Panel Comments: City of Yarra creative who is importantly advocating for artistic awareness of local diversity. Community consultation noted and other funding is being sourced. A strong aspect of the project is the focus on a range of artists, non-normative artists in a fashion space partnership. Compared with others this application was unclear about how it would address the identified issue and how it would benefit the nominated sector - First Nations & LGBTQI community. Support material could have been more streamlined. Difficult to assess. Due to competitive nature of stream project not prioritised for funding.

AG21-00175: **Conners Conners Gallery**

Conners Conners Artist and Writers program

Project Description: The Conners Conners Artist and Writers Program is an initiative which continues to support our vision to provide a platform for artists to experiment, take risks and to stimulate conversations. It brings together visual artists and writers in an open dialogue exploring and reflecting on the nature of conceptually-driven visual arts practice. It acknowledges the importance of developing and distributing knowledge through the commissioning and archiving of texts on artists at different stages of their careers. Furthermore, it aims to pay both artists and writers fees, acknowledging their central importance to the sector.

THE EXHIBITION PROGRAM is fully curated and underpinned by a coherent strategy focused on experimental and conceptual practice. The program pairs emerging and established artists in the gallery's exhibition spaces enabling conversations while also exploring how ideas continue to develop and manifest over time.

THE WRITING PROGRAM will be delivered in conjunction with the exhibition program, expanding on the gallery's platform for robust and deep conversation. Commissioning writers, both emerging and established, each exhibition will be accompanied by a critical essay. For many emerging artists this will often be the first major piece of writing on their practice; an aspect central to the gallery's philosophy of creating opportunity and generating new knowledge.

These two programs will manifest in multiple platforms. All writing and exhibition images will also initially exist physically and on our website, expanding the audience and traditional exhibiting platforms. Post the exhibition material will move to a dedicated section of our website; a valuable resource for critics,

academics, writers and curators. It is intended that an annual almanac will be produced bringing together all texts and images as well as a further major essay. This will solidify the importance placed on the pairing of visual arts and text, knowledge production and sharing, and stimulating conversation.

Total Project Cost: $83970.00
Amount Requested: $22790.00 **Minimum Required:** $14000.00
Panel Comments: A valuable recent visual arts organisation in CoY with well-established practitioners. Interesting and largely confirmed exhibition program for 2021 with plans to augment the exhibitions with critical essays, however substantial funding requested, in relation to the stream, to realise this proposal. Other funding sources do not seem to have been explored. The funding request is substantial and in a competitive stream can not be supported.

AG21-00097: **Mr Alex Herring**

SPOOKHOUSE

Project Description: Alex Herring (known by the moniker Mysterious Al) is notorious for hosting art exhibitions in unusual locations. Following the success of his sold out museum-style show "Blinking into the Sunlight" held in Collingwood in 2019, 'SPOOKHOUSE' is a world-first concept: an immersive art experience within a working fairground ghost train.

Mysterious Al's practice aims to challenge how people interact with art, and where and how they see it. Blurring the lines between an art exhibition and a kitsch funfair ride, Mysterious Al will re-imagine the traditional ghost-train experience; not only repainting the ride inside and out, but by creating new twists and additions encouraging visitor participation and Interpretation.

Visitors will arrive at the show location to find a nondescript Collingwood warehouse. On entering the venue, they will turn a corner to find themselves face to face with SPOOKHOUSE - a confronting 12m long, 4m high ghost train, set in the middle of the huge industrial space. Visitors board the train and travel through a twisting labyrinth of paintings, sculpture, and crudely-motorised installations. Honouring the traditional ghost-trains of the 1950s, all the props within the ride are created using traditional materials such as paper mache, UV lights and plywood, combined with more current technologies including projections, sound effects and fog machines. On disembarking, visitors are led behind the ride where the space opens out to reveal a more traditional gallery space with Al's paintings and paper works.

Like a Pixar movie, Al's art has different subtexts for adults and children. SPOOKHOUSE will be delivered as a unique experience inviting the public to share a multi-sensory exhibition that will appeal to viewers of all ages, and invite them to interpret the works in their own individual ways.

Total Project Cost: $162614.00
Amount Requested: $10000.00 **Minimum Required:** $5000.00
Panel Comments: The application is seeking funds for marketing, and information is provided around this, but the application lacks focus on the more creative aspects of the project and exhibition element. Opportunity to provide tours to school groups/young people noted in application but would have been good to see a community connection identified. Much unsecured funding required (including from ticket and art sales).

AG21-00099: **Miss Claire Leske**

Development of Dance Is

Project Description: Three stage development of Dance Is

Step one: Engage professional technical support to make adjustments to the existing digital structure, building a malleable website; one that can sustain beyond the life of the funded project dates, requiring minimal technical input into the future. This would include working with Yarra City resident and graphic designer/coder Daniel Sutton to execute the following:

- Build a calendar format to clearly display events
- Re structure the website, creating room for writings, discourse, audio and visual materials
- Format the website to function simply, effectively and sustainably.

Two: Develop the platform to facilitate discourse about dance. Curating writings, interviews and content delivered by the dance community about the art form. Creating an opportunity for dance artists to reflect, share and continue their dance practice. Talking about and sharing dance practice with the applied values of Dance Is; accessible, focused and centralised.

Three: Market the platform, market the art form. Engage with designer, brand developer and City of Yarra resident, George Bendall to expand the exposure of Dance Is, which will ultimately bring the art from greater visibility.

Total Project Cost: $13885.40
Amount Requested: $13885.40 **Minimum Required:** $10000.00
Panel Comments: Compared with other applications, this one was less clear about how it would benefit the the arts sector and Yarra's priorities. The budget did not give a clear break down on fee structures -artist, marketing, curator fees. Although a real need for the Victorian dance sector - parts of this work are (and should be done) by companies and organisations such as Ausdance Vic, Chunky Move, Dancehouse, Lucy Guerin Inc and so on - letters of support from dance artists or companies from Yarra would have strengthened this application. Unclear why City of Yarra should be the sole funder of this when other funding avenues such Creative Vic could be an option.

AG21-00113: **Dr Robert Mihajlovski**

"Escapism through reminiscence in Robert Mihajlovski's transformative urban-, industrial-, and land-scapes"

Project Description: I am in the process of preparation for an exhibition at the 'Tacit' galleries Collingwood, 191 Johnston Street, which is in my neighbourhood. For such an exhibition I am preparing with my curator Domingo Cordoba a proposal for the 2021 Tacit galleries exhibitions,
I have a number of thematic prints, mainly woodcuts and some other in other printmaking techniques which it will be exhibited under the title 'Escapism through reminiscence in Robert Mihajlovski's transformative urban-, industrial-, and land-scapes'.
For the exhibition I need to re-print a number of my woodcut plates on a quality paper, with inks and other printing materials of good quality. Also, I am producing new works which are connected with the vistas of Abbotsford, Collingwood. Those buildings and migrants shops, like the Pasticerria will disappear, due to the big development scheme that is happening in the area.
The printmaking will be done at Australian Printmaking workshops in Gertrude street or using some private printmaking press and studio.. After that the printed material should be fully framed, and prepared fro the exhibition. A hope that a small catalogue will be published for this purpose.

Total Project Cost: $10500.00
Amount Requested: $8000.00 **Minimum Required:** $7500.00
Panel Comments: The applicant has invested time in putting the application together and is genuinely developing his practice as an emerging artist. Relevant idea to record buildings/'migrant shops in danger of disappearing in time. Good project but lacks application support. Seems expensive budget for a catalogue. Would need to confirm the number of artworks and the framing costs, as the cost looks steep. The curatorial writing seems incongruous with the work. Some broad statements in the application do not seem relevant and confuse the application, taking away from its focus. For instance, "visual art is not highly influential into the lives of young and middle-aged generations". The artist needs the addition of some newer more contemporary prints that would contextualise the strong body of work shown here. In a competitive stream, other projects are more focused and innovative.

AG21-00174: **APHIDS**

BAMBI Development

Project Description: With funding from Yarra, APHIDS will develop a new work, Bambi across two weeks in Collingwood, working towards a presentation for RISING Festival in 2022. Bambi collaborates with local adults living without a parent/s. The work interrogrates characters in film and fiction without parent/s and considers the queer concept of the chosen family.

This development will lead to a work in progress showing that will see up to 10 local adults who have lost parent/s dressed in 'orphan drag' — as characters such Bambi, Batman, The Little Mermaid, Snow White, Santa Claus, Pippi Longstocking, Finding Nemo and others. On first glance the work is a kind of dystopian pantomime, on closer listening, a series of personal reflections around hope, grief, childhood and identity.

71% of Disney films have lead characters without parent/s. This character type is prevalent in many books and films throughout time. In Australia there is no structured societal support for adults whose parents pass away, despite it being an ever present challenge most of us will face.

The notion of a chosen family is connecting with those who are not related but share a familial bond. Queer people have built these throughout history families constructed by personal connection in an effort to seek out the support and love one's biological or legal family might not be able to provide.

The development will work with seven local Yarra adults of diverse backgrounds performing as themselves and referencing their connections and disconnections with these famous characters. They will build storytelling and physical skills in workshops to collaborate on a performance together. The development will work with lead artist Lara Thoms, supporting writer Mish Grigor and designer Eugenia Lim, consulting psychologist, Alana Fishman and costume designer Verity Mckay as well as a local sound designer.

Total Project Cost: $31893.00
Amount Requested: $9458.00 **Minimum Required:** $7000.00
Panel Comments: The applicant notes that they won't have a public showing (development) if they don't receive full amount. This would be a problem as it is the only outcome slated as part of this project. Intriguing premise for the project, responds well to artistic and innovative stream priorities. Further information about the development outcome would have given more insight to this important element of the project. Application well articulated but other projects in the stream prioritised for funding.

AG21-00058: **Collingwood & Friends Feed (Auspiced by Lentil As Anything)**

Collingwood & Friends Feed

Project Description: Due to the need for food relief during COVID, we established the Collingwood & Friends Feed.
Currently we are preparing 100-200 meals per week for vulnerable people affected by the pandemic, as well as other members of the community doing it tough. We want to support the most vulnerable in our community to cope with food insecurity and deliver high-quality, health-conscious meals made from mainly rescued and donated produce.
Everything is vegan, gluten and nut free, making them as inclusive and accessible as possible to the broader community. By focusing on nutrition first and foremost, we're able to provide delicious meals for people while catering to those with a range of dietary and health needs, many of whom may not even be aware they're suffering with allergies or intolerances.
We passionately believe food, gut health and mental health are strongly related.
If we can help feed vulnerable members of our community nutrition-rich food that is beneficial for their gut health, we hope it will also impact their physical and mental health by providing necessary supplements to help the body function.
We are not pushing ideals, we are simply delivering quality food to people who lack resources and access to provide for themselves.
By rescuing produce that would otherwise go to waste we support local food systems and actively avoid and reduce waste and promote conscious consumption in the community.
We want to grow our weekly production, incorporate volunteers and provide many more meals to those

most in need. We aim to build resilience and connection within our community by bringing together people who may not necessarily cross path with each other.

Total Project Cost: $59400.00
Amount Requested: $10000.00 **Minimum Required:** $10000.00
Panel Comments: Fantastic project but does not well align with the climate action priorities for funding. Great concept with potential, but it is not clear how it addresses climate action. Budget is vague on which aspects funding would support. Would have been a better fit for the Food Security grant.

AG21-00135: **Rethink Recycling Co-Op LTD**

Rethink Recycling's Community Workspace (working title)

Project Description: Rethink Recycling Co-Op in partnership with Lids4Kids Australia aims to increase awareness and community ownership of our plastic waste, rescuing lids and other small plastics from landfill. As a Co-Op, Rethink Recycling will achieve this aim by positively impacting responsible production and consumption habits and providing sustainability educational demonstrations through the establishment of a pilot community workspace within the City of Yarra. This workspace will serve as a collection point for plastic lids amongst other hard-to-recycle items and a place to process the plastic using Precious Plastic machines (including washer, shredder, extruder, injection moulder, and sheet press machines).

The plastic will be collected from local Yarra businesses and organisations via Lids4Kids Australia's collection network as well as our community workspace. The plastic may then be processed into:

Raw shredded plastic and provided as a resource to schools for technology and design students

New viable products including large plastic sheets, beams, or moulded into a range of items, which will also be provided to the community. Plastic sheets are currently in high demand by design students and secondary schools.

The further aim of the Rethink Recycling Community Workspace project is to work with Yarra community organisations in providing meaningful employment and volunteer opportunities to those community members who are at a disadvantage, including residents with varying abilities and refugee groups. Duties of employed staff and volunteers may include:

- Community plastic collection

- Cleaning of plastic

- Sorting by type and colour of plastic
- Shredding plastic

- Production of plastic sheets, beams, and other items from mould

- Overseeing operations

- Building community networks

A community workspace will enable Rethink Recycling Co-Op to host community demonstrations including school excursions and public workshops with focus on circular economy and waste minimisation principals to encourage community action on climate change.

Total Project Cost: $264750.00
Amount Requested: $10000.00 **Minimum Required:** $9500.00
Panel Comments: Early days for the project but fantastic potential. Seems somewhat ambitious at this stage, and relies on grant funding from other sources to get off the ground. Venue has not yet been secured, makes it hard to see how the funding would be utilized. Terrific idea - needs further refining, and encouraged to apply again in future.

AG21-00165: **Ms Victoria Castellucci**

Doctor Beaky's Quarantine Tent.

Project Description: Installation: Quarantine tent, x2 mannequins and a Visual postcard diary depicting Melbourne's Covid-19 2020.
Installation: Quarantine Tent: x4 corner weights.
X12 Tent Panels 690mm x 700mm.
Exterior: Humour, Mother Maggie, nuns, artist Vali, Dave and dogs.
Interior images serious viewpoints of Covid.
X2 Mannequins: Construct Venetian Fabric Plague outfits and accessories.
Mannequins:
1) Doctor Beaky - health minister
2) Mother Maggie
Our postcards will be provided for audience to write a Covid response.
Postcards: Audience Women over 50s responses will be collated and printed into a Sneaky Doctor Beaky Visual Arts Dairy COVID 2020
A copy of the printed book, will be offered to the City of Yarra to be shared for future generations.
21st century Pandemics in the City of Yarra.

Utilizing Pop Art designs, simple, line, colour & dialogue to enhance our comic narratives to appeal to a broad
audience.
Our original drawings will be transferred to digital image. Printed fabric panels placed onto a marquee frame.
Satirical Characters.
Protagonist: Doctor Sneaky Beaky: Health Minister
Mother Maggie: Mother Superior - Sacred Heart Mission
Sister Speranza: Novice
Sister Sapphire Rose: Novice
Sister Silencia: Blind Novice
Homeless Dave & dog Mia.
Artist Vali & dog Valentino
Tactile, colourful images on polyester fabric, lightweight and durable.
The tent will allow audiences to be encased, a distinct experience viewing art works other than on the wall.
Audiences walk through tent space, experiencing narratives in an area of confinement.
Delivering an exhibition to reflect, engage and appeal to the community, our major focus is appealing to women over 50, caretaking their grief.

An exchange about a momentous global pandemic, Covid-19.
Post exhibition we would like to offer women over 50 drawing and painting workshops. Informal art therapy sessions could provide a confident fostering of friendships amongst women in Yarra community.

Total Project Cost: $18380.00
Amount Requested: $18380.00 **Minimum Required:** $
Panel Comments: Personal project related to COVID that might have some local interest. Lack of community consultation and involvement and significant cost of project without in kind support discourage funding.

AG21-00164: **Ms Annie Edney (Auspiced by Auspicious Arts Projects)**

The Invisibility Of Older Women (TIOOW)

Project Description: This project investigates and articulates the lived ageing experience of a group of older women via artistic expression that is explicitly their own. This is a projection mapping project comprising 3 distinctive video artworks, layered into a single projection, which incorporates shadow puppetry, footage of

themselves and of the City of Yarra.

1st video:
A shadow puppetry workshop with older women generates characters and objects in fresh unpremeditated imagery.
Playful exploration develops dialogue and story, the imagery is made into shadow puppets, rehearsed and the resulting play is filmed.
This video is mapped within the edges of their bodies as they appear in the 2nd video, giving the impression that thoughts, dreams and fears are visible. Happily, we have a highly skilled mapping technician.
The beautiful Reading Room in the Fitzroy Library is the venue for this workshop, and will establish an atmosphere of respectful honouring of these women, also enabling physical and financial accessibility.

2nd video:
The women are filmed against a blank background/greenscreen, moving in a variety of ways.

3rd video:
Natural environment, internal built environment and external built environment filmed within the City of Yarra.

The three videos are layered and can be mapped onto any urban setting.

Total Project Cost: $5374.00
Amount Requested: $3722.00 **Minimum Required:** $2823.00
Panel Comments: Sensitive project from established creative that focuses on the stories of (often invisible) older women. Clear capacity to deliver project - with many previous projects included as examples. Good support. Modest and realistic budget. Would be good to establish public screening possibilities. Due to scale and impact of project it is less competitive in highly competitive funding round. Compared to other applications, this application was less clear about how it would address the identified issue and benefit the nominated sector. Not enough detail on who is being engaged and what the public outcome is.

AG21-00235: **Loom Arts and Management**

Open Access Studio

Project Description: Housed at Collingwood Yards in partnership with Barpirdhila Foundation, the Open Access Studio program will provide space for artists with disability to build their capacity as professional working artists, attend industry-lead masterclasses, and contribute their experience and talents to the incredible community of artists and organisations at Collingwood Yards.

The Open Access Studio program is a key component for the support and capacity building of Loom's artists. Loom's Studio program will provide workspaces, resources for both visual and performing arts, framing and exhibition of artwork, production of digital content such as showreels, headshots and cataloging work. Loom will facilitate artist support and mentoring and provide year-round management of the Studio's operations.

Many artists with disability do not have access to professional studio space, and instead attend generalised day-service programs where they do not have the freedom of self-directed creative work. Loom's Open Access Studio program will offer one-on-one mentoring and support for artists to pursue the work they wish to and enable artists to complete commissions and other professional endeavours within appropriate timeframes, budget and to industry standard.

It is vital to Loom Arts and Management that the Studio is based in an environment such as Collingwood Yards in order to emphasise the importance of inclusion of artists with disability in the wider creative sector. Loom has already begun to establish many positive relationships with other organisations within the Yarra community. Support of the Open Access Studio program would enable Loom's artists with disability to build successful, on-going and positive careers within the arts sector.

Total Project Cost: $102687.00

Amount Requested: $15547.00 **Minimum Required:** $9500.00

Panel Comments: The panel was aware of the enormous challenges of setting up and maintaining this kind of organisation - particularly with negotiations with NDIA and also in providing services virtually. While the goals are laudable, the panel had concerns about the capacity to deliver this ambitious project as described. Letters of support from disability services would have been very helpful.

AG21-00025: **Mr Dan Koop**

THE MARKET RECORD - Gleadell Street & Bridge Road, Richmond

Project Description: This site-responsive audio experience, developed in conversation with people of the Gleadell Street Market, maps community relationships, social history and food culture in the City of Yarra.

Given the restricted social contact experience of 2020 the aim is to (re)connect and celebrate local social bonds that have persisted despite disruptions to social gathering. Recorded interviews edited to create site-specific audio tours of the market can at a minimum can be delivered via an online listening platform, however should full funding and COVID conditions allow can scale up to include live social events such as personally hosted tours, tasting events in partnership with market traders and family recipe swaps.

Market stallholders and food outlets are essential businesses that have largely remained open, providing much needed fresh food that sustains the health of local communities. But more than economics or physical health, our past experiences working with market traders provide anecdotal evidence of the vital role local markets play in maintaining community relationships that sustain us in challenging times. But let's face it, businesses have been stretched and consumers' time in public has been short, so until recently the social dimension may have felt like a luxury when survival is at stake.

While owner-operated food and retail businesses are often viewed through an economic lens, the social dimension of any hospitality operation is just as important to the local community. Now, as our world works towards a COVID-normal existence we become more aware of what we need to sustain wellbeing, what we cherish about our local neighborhood and recognise social spaces we may have previously taken for granted. We want everyone to again feel positive about spending time in public spaces with their community. This project says "We're open again - for business AND pleasure!"

Total Project Cost: $29247.00

Amount Requested: $11642.00 **Minimum Required:** $10000.00

Panel Comments: Although an exciting idea, Gleadell Street Market is much smaller scale than South Melbourne and Preston which could be an issue. Needs to provide evidence of marketing strategy - who the project will appeal to and why - and detail the specific of the Wurundjeri Council consultation.

AG21-00182: **Empowering Resources**

A Secret Safe to Tell Stage Show

Project Description: For the past few years, Naomi and Jeremy have been working with Jason from 5pound theatre to create a captivating, dynamic and engaging stage show, based on Naomi's first children's book, A Secret Safe to Tell.The script is written, the first read-through with actors has been done, a composer has been found and we are currently looking for funding grants to ensure that we can bring this stage show to life in 2021.The aim is to allow children and adults to access the vital message of body safety and not keeping secrets and encouraging meaningful conversations in homes and classrooms across the Yarra Council area in theatres and primary schools, kindergartens and community centres for all children and families, teachers, educators, councillors and psychologists, health care practitioners, etc, to access the show.
We envisage being able to impact even more children with the empowered knowledge of speaking up when something doesn't feel right as this show performs for school groups, kindergarten classes and community organisations. Through this interactive show, children will be given the education they deserve but don't always necessarily receive about appropriate / safe touch and telling trusted adults when your heart is feeling worried about something.

A Secret Safe to Tell has had national and international success, is a best seller, has impacted thousands of lives and most importantly, helped current victims of childhood sexual abuse speak up to gain instant validation, safety, support and ultimately begin their healing journey as children. It has educated countless children on body boundaries and what to do if they feel unsure or worried about any touch that is confusing them.

Total Project Cost: $63000.00
Amount Requested: $10000.00 **Minimum Required:** $6000.00
Panel Comments: Potentially important and empowering theatre experience addressing sexual abuse for children. Presentations in Yarra have been suggested but there is no supporting documentation indicating consultation or interest in utilising this project. Considerable other funding also required to realise project.

AG21-00091: **Melbourne Irish Festival Committee**

Melbourne Irish St Patrick's Day Festival

Project Description: If we can meet in the Edinburgh Gardens, we will organise an afternoon of Irish related activities on Sunday 14th March.The Festival will run from 12 noon to 5 pm. The activities will include a main stage where local talent in music and dance will be displayed. The schools of Irish Dance will put on displays during the afternoon. Irish music groups such as Comhaltas will have a gig. Entry is free and families come from all over to picnic on the grass and enjoy catching up with friends and enjoying Irish culture. Activities will be organised for the children such as face painting, craft activities, music, theatre, sporting events such as team games and also fun type races. Vendors will be selling Irish type food (baked potatoes) also coffee, ice cream and cold drinks.
No alcohol will be sold. All the Irish groups will be invited to be present. Many will have their own tent or stall and will be promoting their activities, for example the Irish Families Group, Irish Language group, Irish History Circle, Irish Mothers'Group, and all the sporting groups. This is especially valuable to new and smaller Irish community groups as a chance to promote themselves and build partnerships.
If we are unable to hold a large gathering of 7000+ people, due to Covid, then we will hold an online event. This will not have the same party atmosphere with groups sitting around on the grass and live music but it will still mark the occasion.
We would still be able to engage the musicians and entertainers, who have had a very lean year in 2020, and we would still be able to work with and promote our many partners.

Total Project Cost: $9600.00
Amount Requested: $1000.00 **Minimum Required:** $800.00
Panel Comments: The panel believes the project has merit but for the purposes of this grant it didn't really articulate "need." It also had activities that didn't provide much of an Irish experience for the audience - eg. face painting for children. If it's meant to be a vehicle for folk to be "Irish for a day" it would be good to see a stronger curatorial approach.

AG21-00173: **Carlton North Primary School**

The Great Lee St Fete

Project Description: We hold a fete at the school every year (apart from this year due to COVID), which involves closing O'Grady Street for the day to allow rides and activities to be placed on the road.

At this stage we have not confirmed the date for our 2021 fete, however we are aiming for November rather than our usual March. We will need to work around other local schools we share equipment with to ensure logistics are catered for. Therefore the date shown for the project is to be confirmed.

Total Project Cost: $46973.55
Amount Requested: $3000.00 **Minimum Required:** $1000.00
Panel Comments: School fetes are not eligible for grants.

AG21-00092: **Melbourne Committee of Chinese Literature Inc**

Chinese Writing Program

Project Description: Main activities: We organise Yarra residents to write story and article essays in English and Chinese. We start from the foundation to become a large group of bilingual writers. At any time we should love life and Australia and improve the quality of life.

1. Based on the English and Chinese essay soliciting in the Yarra Library and the Fitzroy local family, we expanded our membership for the all Yarra residents in bilingual writing activities.

2. The preparation for the second edition of Australian Chinese writing has already begun. Although the epidemic has affected Victoria, it has made great achievements in epidemic prevention and control recently.

3. Before we registered, the first Chinese writing soliciting activity was held in cooperation with Yarra Chinese Mini Fiction Association, The North Richmond Chinese Elderly Friendship Association, the Fitzroy Chinese Federation for the Elderly and other communities, so as to further serve Yarra's community with writing in the future.

4. We need the support of Yarra City for the above activities next year. We need $900 for printing, $800 for promotion materials, $500 for advertising, $700 for food and $900 for festivals. We also need to purchase all in one for conference ($900) for the community activities and promotion.

Total Project Cost: $13150.00
Amount Requested: $3000.00 **Minimum Required:** $3000.00
Panel Comments: Very limited community involvement. It is quite unclear what this is funding. Part of it seems to be for a competition and that's not the most compelling reason for funding. It didn't seem to have a clear target group. In future they should chose an activity, gain community support and build the case for City of Yarra funding.

AG21-00241: **Russian Ethnic Representative Council of Victoria Inc.**

Yarra history - the Russian connection

Project Description: The City of Yarra has been a base for Russian community life for more than 80 years.
And well known artists and other VIPs have made Fitzroy and Collingwood their home.
City of Yarra has welcomed the Russian Orthodox Church, Russian House and RERC itself.
The Bishop of Australia lived in Abbotsford. The Church was purchased in Collingwood. The Community Centre was established in Fitzroy.
Many artistic and cultural groups have had their start in Yarra.
Danila Vassilieff was an artist who died in 1958, and had a huge effect on other notable Australian artists
All this needs to be collected, before it is too late.
We will conduct interviews and write a book. Together with that, the stories will go into a specific facebook page, website, and YouTube channel.

Total Project Cost: $7000.00
Amount Requested: $4000.00 **Minimum Required:** $2500.00
Panel Comments: The panel felt the application would have benefited from a deeper consultation with the community and other partner agencies such as Yarra library, and making stronger links between the project outcomes and the Council objectives. Also, that the budget needed greater detail.

AG21-00003: **Thespian Theater Company**

The Invisible Sword

Project Description: In the last weekend of May 2021 we will be putting on the stage world first premier production titled "The Invisible Sword". 30% of the cast and crew of this show are residents of the city of Yarra. The performance will take place at the Richmond Theatrette. This play bands together religious and cultural divides. Set in Melbourne in 2019 we follow the story of a young first generation Australian couple (from Middle Eastern backgrounds) Muslim and Christian who fall in love. We see the cultural clash and religious emotions that divide and escalate. We ask the question Can shackle binding traditions rooted in

daily belief and biases be unlearned thru love? And how will future generations vanquish racisms and religious bias or will we be bound to this fate forever? . As this piece is culturally rich, we will be running a series of workshops, facilitated by educators, representatives from the Islamic community, the Christian Religious leaders, social workers in different fields to give our actors access to greater knowledge and education and promote cultural awareness, harmony, respect and understanding.

Total Project Cost: $44636.00
Amount Requested: $6666.00 **Minimum Required:** $3500.00
Panel Comments: Although an interesting project with potential, the application lacked key details on how the project will be delivered (how will the target cohorts benefit, how will they be recruited and supported, how the production will be promoted and made accessible to a wide audience). The budget needed more detail and income didn't match expenditure.

AG21-00208: **International Nature and Forest Therapy Alliance (INFTA)**

Using Forest Therapy to de-stress

Project Description: INFTA will host a total of five guided Forest Therapy walks, as well as five Forest Therapy awareness workshops in the public library, for members of the Yarra community. The guided walks comprise a series of physical and mental exercises while being immersed in nature. The guided walks will be held for the public in the Edinburgh Gardens, each running for two hours. With a maximum of 15 participants per walk, there will be two certified guides leading each walk. The sequence of the guided walks is as follows:

- Forest Therapy guides introduce themselves to the group of walkers, and give a brief background into Forest Therapy and it's benefits
- The group gather for series of sensory and/or breathing exercises. These focus on both opening the senses and relaxation
- The guides lead a slow paced, quiet aware walk, where participants keep aware of their senses and the natural surroundings
- Further sensory activities are conducted throughout the walk, with more focus on each sense at one time
- Walkers are invited to connect in their own way and spend some time with a particular tree
- Walkers find a 'sit spot' where they spend 20 minutes, dedicated to being in the present
- The walk is concluded with a tea ceremony, where the group can gather in a circle and share their experiences of the walk

The Forest Therapy awareness sessions will be hosted simultaneously with the walks. These will be one-hour presentations, which introduce the audience to the background and history of Forest Therapy, followed by scientific evidence into how it brings about physical and mental health benefits. Participants may want to attend these to find out more about Forest Therapy, before partaking in the guided walks.

Total Project Cost: $14750.00
Amount Requested: $9450.00 **Minimum Required:** $4725.00
Panel Comments: The panel would have liked to see the project be targeted for disadvantaged groups (rather than general public) through referral partners. It would be good to understand how the organisation can reduce access barriers. There application is inconsistent with its numbers - 'INFTA will host 5 walks' vs '18 Forest Therapy Walks', Although the project has good aims and intentions, it maybe more suited for the Climate Action grant from City of Yarra. It would be of benefit if the project can cover more areas, as only Edinburgh garden was mentioned, and making a stronger link between the project outcomes and Council objectives.

AG21-00079: **U3A Chinese in Yarra**

Chinese U3A in Yarra

Project Description: This U3A provides a variety of classes covering history, literature, geographer, English dialogue, Chinese languages, Chinese calligraphy, painting, dancing and cooking. The project would also

facilitate excursion, fitness, exercise and other activities for members. The U3A is aimed at providing educational opportunities for seniors from a Chinese background. The activities we intend to pursue are: English studies, Healthy Living, Cooking Classes(Northern-Style Chinese), Chess and Card games, Local Geography and history, Educational Walking Tours. We are also providing Chinese language classes to the local mainstream Yarra U3A. The classes began in 2019 and now have eight students.

Total Project Cost: $33200.00
Amount Requested: $8000.00 **Minimum Required:** $5000.00
Panel Comments: Although a good application, the budget would have benefitted from a further breakdown of how the funds will be spent (e.g. wages for teachers who run classes?). This project has some competition for the same target group. They lacked detail and did not make a compelling case as to the relevance of the activities proposed for the cohort. The detail was also top level so it was hard to understand how funds would be allocated across the many activities listed.

AG21-00060: **cohealth**

Bridges for Health and Wellbeing

Project Description: The Bridges for Health and Wellbeing project aims to provide an opportunity for Horn of African community members living in Yarra, to discuss important health and social issues and plan and devise a positive approach to their resolution with the support of local service providers, including Yarra Council.
The project will work strategically with the communities to:
- Plan and organise social support activities where people can build resilience, skills, confidence and support one another
- Co-design networking activities that increase the sense of belonging and pride in their place of living in Yarra,
- With local partners, offer information workshops and follow up sessions on community health and social wellbeing related topics that range from health (including provide accurate and reliable information about COVID-19 infection control and immunisation), prevention of family violence, drug and alcohol abuse, to raising awareness on and improve mental health.
- Create a sense of connectedness and social networking that strengthen community life in Yarra and foster healthy and respectful relationships
- Work together to raise awareness and learning on rights of the elderly community and prevention of elder abuse,
- Work together to work towards building up positive parenting and consolidate the family framework,
- Co-design inter-generational social activities within a safe and comfortable environment to all concerned
-The project will build connection with local service providers and agencies, with Yarra Council, and develop positive working relationship with the agencies and the community for the common good of City of Yarra residents

Total Project Cost: $18240.00
Amount Requested: $10000.00 **Minimum Required:** $9200.00
Panel Comments: Although the aims of the project were well defined, the application would have benefitted from more details on how the aims will be achieved. For instance, what is the co-design process with the communities involved? How often will the proposed activities be held? This was too vague on every level - what it was aiming to do and how it would be measured. Even a co-designed process needs to articulate the process. More active community voice in the application would have benefitted this.

AG21-00206: **The Wellington**

Personal Health and Hygiene

Project Description: Personal health and hygiene
This monthly program would engage community members, primarily women and mothers experiencing unemployment and/or homelessness and from CALD backgrounds, to compile hygiene kits for distribution to individuals experiencing disadvantage in the local area. Incentives for participation could include a

community lunch or gift vouchers.The construction of hygiene packs provides the opportunity to discuss common
health needs, removing stigma and demystifying health issues. In discussing the health needs of the wider community
individuals can explore information on conditions relevant to their own health. Hygiene kits can be distributed by community
representatives to those around them in need, or by Wellington staff.

Total Project Cost: $10985.60
Amount Requested: $9612.00 **Minimum Required:** $4400.00

Panel Comments: The application would have benefited from a clearer and more succinct project description, and demonstrated how the organisation planned to do the activities, how to reach the target group, who are the target groups, and also making stronger links between project outcomes and Council objectives. The project aim and outcomes are unclear as to what actually will be created, and the benefit to the likely targeted community.

AG21-00217: **The Wellington**

Wellington School Breakfast and Dental Hygiene Program

Project Description: School Breakfast and Dental Hygiene Program
In meeting the needs of youth experiencing disadvantage in our local community, the Wellington will coordinate with local primary schools to provide a breakfast program. This program will attempt to alleviate inadequate nutrition, and provide information on oral hygiene. In addition to providing food and nutrition information, the Wellington will provide dental care supplies and sessions on effective dental care. This program will be implemented by the Clinic and Partnerships coordinator, and a contracted dental hygienist when required.

Total Project Cost: $9220.32
Amount Requested: $7594.72 **Minimum Required:** $5869.00

Panel Comments: This is an interesting project combining food insecurity with dental hygiene. The application suggests the project will run in a number of schools however they are not currently listed in the consultation process or as a partner. While the aim is good, there are some issues: the project would benefit from more community consultation, and consultation with other primary schools, and other agencies who are probably providing these services already to the schools. The reach and value for money should also be considered.

AG21-00038: **Sudd Foundation/Mada Australia Ltd**

Sudday Community Support

Project Description: As part of multicultural communities in the City of Yarra, Sudd Foundation is working with council to create opportunities for people from South Sudanese backgrounds to make connections and share traditions, providing opportunities for cultural exchange between community groups, responding to the needs and addressing emerging issues from multicultural communities in Yarra and to address racism in the community as well. Addressing health and safety issues in Yarra, promoting mental and wellbeing to reduce harm from alcohol, drugs and gambling problems in our community. Sudd work with council to address the issue of family violence targeting the prevention of violence against women and children.

Total Project Cost: $18640.00
Amount Requested: $10000.00 **Minimum Required:** $7750.00

Panel Comments: Although the aims of the project is clear, the application would have benefitted from descriptions of the project's specific activities that will address the identified community needs. The budget would have benefitted from further details on how the funds remaining after paying the project coordinator will be used. Grant writing support should be offered for future applications.

AG21-00078: **North Richmond Community Health**

Early years community excursions and online resources

Project Description: Development of online resources:

This is to supplement the evidence-based strategies outlined in the above groups, but can also be used independently of these groups, and be accessible to the wider community. This will include development of videos and written resources to explain and model strategies that caregivers can use to support their child's development:
- exploring food (e.g. introducing new foods, encouraging exploration of new foods)
- early language strategies
- early play development
- sensory play ideas
- understanding developmental milestones (written resources, in community languages)

One termly excursion to a local place (e.g. playground, park, other community setting such as Collingwood Children's Farm):

CHAD team currently runs a 4 week Early Language Group followed by a 4 week Food play and Social skills group for families enrolled in the service. We aim to supplement this with a community excursion. This will aim to support these families to transfer their skills they have learnt in our groups to their daily routines. These excursions will also be open to the wider City of Yarra community. For example, each excursion will include a picnic, and facilitate play and communication with peers. These excursions will be open to families with young children from City of Yarra (i.e. they do not have to be a client registered with North Richmond Community Health). This is an opportunity for the community to engage with our service and ask our clinicians questions about child development in an informal setting.
All of these groups are inclusive of linguistically diverse families.

Total Project Cost: $28860.00
Amount Requested: $8200.00 **Minimum Required:** $7000.00
Panel Comments: The panel were unconvinced by this application. This project is a continuation from funding received last year, and it is not clear how effective this was. Previous experience has shown the promotion of the project is reliant on referrals from MCH and playgroups yet continues to be on an ad hoc basis rather than consistent.

AG21-00228: **Thorne Harbour Health**

Northside Bizarre

Project Description: The Bizarre will take place on Saturday 6 Feb 2021, commencing at noon, through to 7 pm. It will be held in the vicinity of Henry Street, Abbottsford. Partner organisations are the Laird Hotel, the historic "home" of the community response to HIV and of Thorne Harbour Health - formally known as the Victorian AIDS Council and also Joy 94.9 FM. It will be a community engagement event to recognise social and cultural diversity and for LGBTI communities to join together and celebrate in a safe and welcoming space. It will provide the opportunity to bring the local community and business', local artists and people from across Melbourne and the state and showcase the City of Yarra as an inclusive local government authority leading by example of its support for diversity.
We have uploaded the event map which shows all the areas of the event, including the auction, market stalls, leather and treasure market stall, kink stage, food areas and free space area. We are working towards

holding as much of this event outdoors due to covid and present to you our ideal event but will change as we know more about covid and what is allowed.

Total Project Cost: $36800.00
Amount Requested: $8000.00 **Minimum Required:** $4000.00
Panel Comments: Event has now been postponed to November 2021. Funding requested is to cover staging. security, dunk tank and smoking ceremony. Can do fundraising with local businesses to support festival. There is existing community support for the 10th anniversary of this event.

AG21-00224: **Hourglass Events**

Drag In The Park

Project Description: The even we would like to propose is a large scale night of drag based entertainment for the entire community, showcasing some of Melbourne's best Drag talents all on 1 stage for the whole communities enjoyment, accessible for all and entirely COVID safe. Our aim is a 1 off event, held at a large park/grass based location, in where friends and family can join together to celebrate the queer community and have a taste of what we missed in 2020. During the COVID pandemic the performing arts was hit hard, nightlife entertainment all but decimated; as of writing this many of us still don't know when we will be able to hit the stage in front of a crowd. We are aiming to host this event in March or April of 2021.

Along with the drag artists, the performing arts industry as a whole has been drastically effected, with many people not seeing work for the whole of 2020 and for foreseeable future. Among this group are the young up and coming tech designers, lighting designers, sound engineers, stage managers and costumers who's start in the industry came to a screaming halt before it could even begin. As well as offering our drag artists a stage, we will be giving a team of 4 incredibly talented production crew the opportunity to work at a scale they could only dream of in the midst of the COVID crisis, and let their talents shine.

We also are making it our mission to make sure that AFAB,Trans, POC, and Aboriginal and Torre Strait Islander performers make up a large majority of our performers and are given this large platform to put on the most amazing show possible.

Total Project Cost: $41350.00
Amount Requested: $37000.00 **Minimum Required:** $33000.00
Panel Comments: Ambitious and expensive project that is under-developed for funding consideration. Location (including discussion about feasibility of staging event), performers, and covid safety plan would all need to be addressed in the application.

AG21-00093: **Australian National Academy of Music**

ANAM & Speak Percussion

Project Description: ANAM is committed to providing the most inspiring and diverse training and performance opportunities to our young musicians. In 2021, we will partner with renowned contemporary Australian percussion ensemble Speak Percussion for a training residency, culminating in two days of concerts and satellite performances at ANAM's home at the Abbotsford Convent in August.

This project provides the ANAM percussion and wind musicians with the opportunity to work alongside and learn from Speak Percussion's renowned Artistic Director Eugene Ughetti and other inspiring Speak musicians, as well as collaborate with four of the finest Australian working composers. The program repertoire will include world premiere performances of works by Cathy Milliken, Damien Ricketson and Thomas Meadowcroft, as well as music by Liza Lim. To be involved in the formation of brand-new works by major composers gives ANAM's musicians the opportunity to work on the front-line of developing their art-form and contribute to developing Australia's cultural identity. They will participate actively and creatively in the process of bringing new works to life and also learn the art of curating a wholistic, ideas-driven program.

The project will utilise the Abbotsford Convent as a creative precinct, with performances inspired by and taking place in various indoor and outdoor locations within the space. Audiences will be welcome to attend a

formal concert, and then explore the performances and presentations occurring concurrently at the Convent at their own pace.

The training and project development phase will take place over several months beginning in March 2021, and building to an intensive one-week training residency with ANAM musicians, Faculty and Speak Percussion. The performances will take place on Saturday 14 and Sunday 15 August.

Total Project Cost: $125400.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Panel Comments: Wonderful that ANAM are currently based in Yarra. Good project but some questions around the budget. Other applications are more aligned with stream priorities i
and showed greater need in this competitive round.

AG21-00236: **New Assemblage**

Future Proof

Project Description: New Assemblage presents 'Future Proof' an exhibition as part of the Melbourne Design Week 2021 program, organised by NGV in collaboration with Creative Victoria. The exhibition invites emerging and established inter/multi/trans disciplinary artists,designers and makers to present work responding to the theme 'Future proof' with consideration to the greater MDW theme: Design the world that you want.

Focus is placed on presenting new ideas and approaches, as well as the use of innovative or alternative materials and processes.

Launching on March 23rd 2021 the exhibition will run the length of Melbourne design week and conclude on April 5th. Along with the physical exhibition we are seeking funding to support the development of a virtual exhibition. This online format will give additional reach to the physical exhibition allowing engagement with national and international audiences. It will also serve as an alternative presentation format should a lockdown situation occur. This platform will continue to present and promote Australian design Annually through exhibitions and events.

Total Project Cost: $24450.00
Amount Requested: $8700.00 **Minimum Required:** $7500.00
Panel Comments: CoY based practitioners who are exhibiting as part of Melbourne Design Week planning additional online presence. Some support from local creatives who appear to have their own online presence. Unclear how proposal contributes more to CoY presence. Greater budget detail would also be helpful. Digital quotes relating to the virtual exhibition would further strengthen the application as would a quote from the venue given venue hire is included in the budget.

AG21-00196: **FEM&IST Films**

2021 FEM&IST Film Festival

Project Description: We have a small but ambitious program featuring six events over five nights, bringing together local and international artists to discuss cinema, science, sexuality, gender, race, religion and more! Our artistic merit is best demonstrated by the program itself:

Indigenous Astrology and Feminism [Event 1 in the budget]
Guest lecture by Karlie Noon on Indigenous knowledge in astrology and how this relates to gender.
Venue: Cinema Nova

Drunktown's Finest [Event 2]
Indigenous American filmmaker Sydney Freeland opens a window to the Navajo reservation and humanises the struggles that lead to stereotypes. Post-film Q&A between Freeland and Paola Balla.
Venue: Cinema Nova

Moroccan Women Mean Business [Event 3]
A night of film and food at the Moroccan Soup Bar (MSB) featuring Farida Benlyazid's Kayd Insa (Women's Wiles, 1999). Post-film Q&A with Hana Assafiri.
Venue: The Moroccan Soup Bar

Japanese Women in Horror [Event 4]
Screening of Kei Fujiwara's Orugan (Organ, 1996). Post-film Q&A between Fujiwara and Alexandra Heller Nicholas. .
Venue: Cinema Nova

Dyke Hard [Event 5]
A camp comedy about a lesbian rock band fighting ninjas, cyborgs and roller derby girls. Post-film Q&A between director Bitte Andersson and Paul B Preciado.
Venue: Hares and Hyena's

Sex & Work [Event 6]
A screening of Morgana, a documentary about Morgana Muses who began working in the sex industry at the fresh age of 50. Post-film Q&A featuring the directors, Morgana Muses and Tilly Lawless.
Venue: ACMI

We have a broad range of policies geared towards accessibility (https://www.femandistfilms.org/accessibility) which attract new audiences to our events. This means that marginalised communities see themselves represented on screen, and people outside those communities develop a more nuanced understanding of issues that may not affect them. Bringing together diverse artists and audiences further develops the City of Yarra's strategic directives for an inclusive and prosperous Yarra.

Total Project Cost: $74400.00
Amount Requested: $25150.00 **Minimum Required:** $12000.00
Panel Comments: Only two of the events outlined are to be held within the City of Yarra and the budget indicates that the grant sought is intended to cover items related to all events detailed in the program, such as venue hire at Cinema Nova and ACMI. Applicant has a good history of presenting film festivals however the majority of the program is being delivered outside of Yarra, and the breakdown of costs for the two events to take place in Yarra is unclear. It would have been good to see a letter of support from the Yarra venues mentioned in the application.

AG21-00238: **Australia Locked Down**

Creative Response to COVID: The City of Yarra Exhibition

Project Description: In June 2021, we would host a two-week multimedia exhibition in Collingwood that showcases the very best artistic creations that were made in response to the COVID outbreak. It will be free to attend.

The exhibition is an extension of the AustraliaLockedDown.com digital archive which was launched in August 2020 as a social enterprise project that recorded photographs, videos, poems, artworks, choreography and more. A collaborative community was formed and artists from different backgrounds and demographics were encouraged to work on new creative endeavours, which were then uploaded to the Australia Locked Down archive. We have received thousands of submissions and have helped artists promote and sell their works and open new doors during a difficult year for the arts.

The overwhelming response has led to the idea for a physical exhibition, which will display the very best entries and forge a deeper connection between artists and the City of Yarra community. We will put out a call for more local artists to submit their work and the best 100 photographs, 5 videos, 3 poems, 10 paintings and/or sculptures and two dance groups will be invited to display their work at the exhibition and speak to audience in Q&A sessions about the creative process during difficult times.

This exhibition will encourage innovative thinking, inclusion, boldness and experimentation.

Selected artists will have artworks printed and displayed, with the additional opportunity to sell their works. This will not only help to boost their individual profiles but also provide a payment opportunity.

Most of the art displayed will be from City of Yarra residents, while the remaining artists will be chosen on a merit basis and will be encouraged to bring their networks to the exhibition. This will raise the profile of the event and attract new audiences to the area.

Total Project Cost: $156000.00
Amount Requested: $16000.00 **Minimum Required:** $11500.00
Panel Comments: Application is for a physical exhibition from artists responding to COVID lockdown which already has an online presence. Supporting letters from local interested artists (rather than politicians) would have been helpful. Panel questioned the projected audience of 6,000 CoY visitors is unrealistic. In kind support offered also seems overestimated. Other funding sources could also have been explored.

AG21-00021: **Flowering NOW**

Flowering NOW

Project Description: Flowering NOW is a completely unique art exhibition showcasing the art of floristry with the community.
Introducing the lesser known art form of floral design and also provide a platform for a more contemporary approach to creative ideas within the industry.

Flowering NOW is presented as an immersive installation exhibition which seeks to create a collective and community-driven environment, by sharing our experience, love of flowers, nature and our signature styles which emphasise our capacity to forage, build, gather and grow flowers in a way that belies traditional understandings of floristry.

The curation process considers up to 20 florists; a combination of established florists, industry newcomers and graduates. When programming, the team considers ambition, originality, the potential impact of their original concepts, scale, balance, contrast and sustainability of their practice.

The florists work through the creative process by considering the floral and materials available in season, the venue capabilities, composition, scale, construction and by challenging new ideas and introducing or further establishing their own unique style.

During a four day exhibition, visitors can expect to see and observe nature in a form of botanical sculpture. The originality explored includes sculpture based works, weaving, suspending, masking and consideration of eco-friendly techniques which eliminate the use of floral foam using methods such as alternative water sources, incorporation of dry foliage or introduction of recycled materials to better engineer solutions to hydrate and hold the installations in place.

Music introduces a sensory element of sound, complementing smell and sight. An acoustic daytime performance leads into a subtle electronica in the evening, differing the experience the visitor may feel as the sun rises and falls. Artists are encouraged to consider the surroundings creating a soft performance that transitions visitors to feel like they are floating through a garden of flowers.

Total Project Cost: $139000.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Panel Comments: Interesting proposal from creatives who have devoted considerable time, energy and resources to staging previous events. Sizeable projected audience over the days of the event. Much unsecured funding is needed to fully realise the event and panel questioned the likely hood of receiving key funding from Australia Council and/or Creative Victoria.

AG21-00170: **Gaytimes**

Gaytown 2021

Project Description: Gaytimes is seeking grant support through the City of Yarra's Annual Grants program under the Arts & Culture, Festival & Events - Community Events stream for a one-day LGBTIQ music and arts festival to be held in March 27 2021.

A Yarra-based arts social enterprise, Gaytimes is seek to hold Gaytown, a one-day boutique music and arts community celebration in Quarries Park or surrounds for the LGBTIQ community, celebrating Melbourne-based queer culture.

This event will feature a single small stage with Melbourne-based queer live acts and djs performing alongside City of Yarra-based drag and performance artists hosting the stage. The event will feature a cabaret tent offering yoga, talks / workshops, Fringe cabaret acts by queer Melbourne artists and comedy. The event will also feature marquees from LGBTIQ organisations, and an arts and craft market Gay Stuff (usually based at Hares & Hyenas in Fitzroy). The event will also feature local food trucks, coffee cart and a bar.

This will be a non-profit event with all proceeds going towards paying artists and creative practitioners in the live music and events industry who live and work in inner north of Melbourne, including many based in the City of Yarra. All of these artists and events professionals who have been severely impacted by COVID-19.

This event will be a replacement for Gaytimes 2021, which will be cancelled due to COVID-19.

Any profits will go to support Give Out Day 2021, an Australia-wide fundraising drive for LGBTIQ causes that sees non-profit LGBTIQ organisations raise funds and receive match funding from corporate givers and philanthropic organisations (which raised $250k in 2020).

The event will have a limited capacity of 500-1000 patrons, subject to Victorian Government COVID-19 guidelines. The event will be ticketed and licensed.

Total Project Cost: $97510.80
Amount Requested: $16000.00 **Minimum Required:** $11000.00
Panel Comments: Organizers have demonstrated a capacity to deliver a three day country event but it is unclear how this will translate to an urban event. The idea to bring this event to the City of Yarra is a good one and would undoubtedly be well received by members of the community. However, there is a substantial amount of unconfirmed funding in the budget which relies quite heavily on ticket sales. Support letters would have strengthened the application along with reference to having consulted the events team about using Quarries Park.

AG21-00232: **Sudd Foundation/Mada Australia Ltd**

Sudday Social Enterprise

Project Description: The Australian South Sudanese population has a much younger profile than other segments of the population. SUDD Foundation's youth programs will be community-led and provide specialist case management support to the most vulnerable young people, while also providing others with opportunities for growth.
SUDD Foundation's Women's Connection Program provides an opportunity for South Sudanese Australian women to come together, share their experiences and learn from each other; building self-esteem and community connections in the process and working to establish social enterprise networks in City of Yarra.

Total Project Cost: $22960.00
Amount Requested: $15000.00 **Minimum Required:** $13500.00
Panel Comments: The South Sudanese community is one of our most disadvantaged. Sudd are not based in Yarra but work with community here. They are not professional grant writers but would provide good service to their community. The application is more suited to the community support stream, as it does not meet the guidelines for social enterprise funding. It speaks of general positive aims in creating positive social footprint and expected generalised outcomes without specific project description and activities. The amount

being requested exceeds the cap and the minimum that would be deemed viable unfortunately also falls outside the allowable figure. While the South Sudanese community is clearly a disadvantaged group that deserves support, the panel did not have confidence over its financial management as well as viability and functionality of the project. It is recommended that the applicant look closely at the grant guidelines before applying in future.

AG21-00243: **Russian Ethnic Representative Council of Victoria Inc.**

Recycling wood for Sustainability and Social Enterprise

Project Description: Tons and tons of good wood is thrown away into landfill every year.
Our project will collect this resource and divert it to those who can use it. Model will be self-sufficient because it will be set up as a social enterprise. Steady stream of income will come from selling various types of wood, via a smart App. Because the wood will be processed “at the source”, there will be savings in transport costs and storage costs; less traffic on the streets.
Project will give unemployed a job and local work experience. It will allow local businesses to participate in helping the environment. Community will feel good about being involved in a new, innovative form of recycling. Council will appreciate less waste being dumped in the trash bins by tradesmen.
We will employ a project worker to establish a structure that is sustainable, giving the unemployed a chance to get training and a real career, whilst at the same time provide a niche product to the community, and an environmentally friendly service to the community. Our organisation will have a steady stream of income, and therefore able to help those in need.
The idea is both scaleable, (size wise), and expandable into other products/markets once we have gained some experience in all the processes and logistics involved. The project should be self-sustaining after 18 months.
There are some basic tasks, personnel and infrastructure that needs to be in place before we can start, which is why we need Council funding.

Total Project Cost: $27000.00
Amount Requested: $15000.00 **Minimum Required:** $10000.00
Panel Comments: The project is innovative, and environmentally sustained, with provision opportunities for employment to the community. The project demonstrates some strong evaluation processes, though there is no mention of consultation with the community. Although it is a good project, it is not one of the strongest among a competitive round of social enterprise applications.

This application was first put forward in 2019 and the feedback was: ""While noting that the applicant has identified an niche idea, the application is and business model requires further scoping and modelling to enable success. At present, the project is not well developed, and there was concern that it would not be able to effectively develop into a social enterprise. In addition, the application would have benefited from clearer and more concise responses to the application criteria."" They seem to have addressed some of these concerns in their latest application."

AG21-00214: **Sibling by Kinfolk**

Sibling and Fitzroy Learning Network: Partnering to create pathways to social participation and secure employment

Project Description: As COVID19 restrictions ease in Melbourne, we find ourselves venturing out and starting to come to terms with what “COVID normal” life will look like. The future is still uncertain, however many of us are starting to make plans and resume our lives with confidence.
While it’s undeniably been a difficult year for every Melbournian, it’s been exponentially harder for some. The health, psycho-social and economic cost of COVID19 was unevenly felt by our most marginalised and vulnerable community members. This confronting situation has been met with increasing resourcefulness from the not-for-profit and social enterprise organisations who exist to serve the most disadvantaged in our community. Many organisations have learned that their greatest opportunity for impact will result from collaborating with like-minded organisations drawing on their different, and complementary, skills, experience and community reach.

It's this timely opportunity for re-assessment and re-design which has brought the Fitzroy Learning Network (FLN) and Kinfolk together. Together we have created an innovative partnership model with an initial project offering accredited hospitality training to marginalised members of the Yarra community.
We require the financial support of the City of Yarra to undertake this valuable program.

Total Project Cost: $75000.00
Amount Requested: $15000.00 **Minimum Required:** $15000.00

Panel Comments: The project is a good one however the application is confusing at times. It is wordy and while it provides lots of contextual information, the answers lack specific detail about the project and supporting documentation. The panel expected to see more information on financials, partnerships, project plan - especially coming from a social enterprise application. Kinfolk has been running for a number of years so this should be readily available. Would have liked more information about why this is such an 'innovative partnership model'. The application requests funding to pay for wages of the business, and aims towards benefiting the social business not the trainees.

AG21-00194: **Sphere Engagement Co. (Auspiced by Yarra Climate Action Now!)**

Sphere

Project Description: We will meet with the Mayor of Yarra city to discuss Yarra's Climate Emergency Plan with the aim to make this clear and accessible to community members. We will be highlighting the role they and businesses within the community play in the success of the strategic aims of the Yarra Climate Strategy. We then interview local Yarra producers, owners and operators with a focus on sustainability and progression within their business model, to discuss the following: lifecycle of a (preselected and researched) product, sustainability and climate mitigation practices, the future of their business in climate change, and a few things personal - to add an element of relatability and lightheartedness to the interviews! The interviews are shared on our social media platforms (Millennial heaven), following a structure, engaging our audience by adding a personal element to the imagery and content - headshots of creator, producer, or winemaker, and outtakes of said twenty-something-year old's (us!), discussing the bigger questions. We want climate change to be tangible - it's in our food, our wine, our restaurants and community - the very things that are present and in the foreground of our lives, and identities. Our ever-decreasing attention spans mean that we are not as motivated by freak weather in countries on the other side of the world anymore; people are more concerned about where they are going to get their coffee from. We are not trivializing or belittling the climate change emergency - we are making it tangible, relatable, and relevant to our communities - in the way they consume information, and in their consumer choices. We make this accessible via our website, community members and those visiting the City of Yarra can do a quick search to pull up businesses and venues that align with their values.

Total Project Cost: $15660.00
Amount Requested: $15000.00 **Minimum Required:** $9400.00

Panel Comments: The project does fill a gap of identifying local businesses with a focus on sustainability, however the panel had a number of queries around the viability of the project. hey were unsure of their ability to successfully implement and attract consumers to their website (especially those disengaged). Not sure of applicant's qualifications to evaluate local businesses and their sustainability approach. The budget is understated for what they want to achieve - for this to be successful there has to be a lot of research and promotion.

AG21-00042: **Australian Catholic University**

Read to Learn

Project Description: The Read to Learn program is a youth led initiative, which runs on Monday afternoons from 3pm - 5pm at Sacred Heart Primary School. The program endeavours to enhance the literacy and reading skills of children from the Fitzroy neighbourhood.

Teachers from Sacred Heart Primary School, Fitzroy identify students from Grades 2 to 6 who have been assessed as having developmental delay in literacy and reading and who, therefore, may require additional

support. These students are then matched with a tutor from ACU, who supports them with their reading and helps them to build their confidence in achieving reading and comprehension.

Tutors from ACU work with SHPS students to complete spelling, grammar and comprehension activities, in addition to practicing reading aloud to each other. A number of phonic and comprehension strategies are used to support the attainment of reading that is fluent and consistent. Through ongoing support and encouragement, the tutors also help the students to build capacity around deeper thinking skills, beyond word recognition, as well as provide them with the opportunities to connect their word recognition to experiential learning.

Total Project Cost: $32455.99
Amount Requested: $4951.99 **Minimum Required:** $4651.99
Panel Comments: The project is good, and Matoc is well respected community member - however, there are some issues with the application and budget. Evaluation could include literacy progression, especially since the project involves one to one support. Community consultation with families would have also strengthened the application. It'd be interesting to know if there's any demographic information about the student volunteers eg. % from CALD communities to know that there's diverse group of volunteers supporting the school children. The panel panel were in agreement that this project forms part of ACUs core functions (eg student placements) and as such, shouldn't be funded by Council.

AG21-00125: **The One Box**

Fresh Food Relief ~ The One Box

Project Description: Each week, our team at The Fruit Box Group purchases fresh produce from the local market, which is hand-packed and distributed via community hubs & school to families experiencing hardship and adversity who may be experiencing difficulties affording enough food. Each box is filled with fresh fruit, vegetables, fresh milk and wholemeal or wholegrain bread. We will deliver the weekly The One Box to Richmond West Primary School throughout the school year. School staff will invite families to participate in the program and assist with providing them with the weekly box of produce.

The One Box provides some small relief from the stress of making sure their family has the fresh produce they need for school lunches or to make healthy, nutritious and hearty meals for the whole family. The One Box works predominantly with families and households with school-age children. Currently in Victoria, we work across all of Greater Melbourne and regional centres, including Geelong and Bendigo.

Total Project Cost: $18100.00
Amount Requested: $9000.00 **Minimum Required:** $6000.00
Panel Comments: Well written application, but would benefit from a clearer definition of need, and why other local organisations are not supporting families at the school. Not sure this is the best fit for a community grant - seems very targeted towards a small number of families. Also, not sure if RWPS could access programs for families in need of food security through other avenues (e.g. COVID Recovery grants).

12.9 Yarra Arts Advisory Committee membership

Reference	D21/5705
Author	Brona Keenan - Arts & Cultural Development Officer
Authoriser	Director Community Wellbeing

Purpose

1. To inform Council of the public Expression of Interest (EOI) process to recruit new members to the Yarra Arts Advisory Committee (YAARTS) and for the two working groups that support the committee – the Visual Arts Panel (VAP) and the Room to Create Panel (RTCP);
2. To seek Council's endorsement of the proposed new members to YAARTS.

Critical analysis

History and background

3. Council has received advice from local subject matter experts in arts and culture for over 20 years. Established in 1997, YAARTS members have included representatives from Yarra based artists, arts practitioners, community development workers and arts supporters; their advice has contributed to the dynamic cultural vibrancy Yarra enjoys today.
4. The Committee is a formal mechanism for Council to consult with key stakeholders, enable community participation in arts and cultural planning and development; and to help Council provide relevant up to date services to the community.
5. Members reflect the diverse artforms that are found in our city – music, visual arts, performance, festivals & events, writing, community arts, craft, etc. Members are also selected on the basis of their appreciation and understanding of the historical, social, cultural and aspirational interests of Yarra's culturally rich communities.
6. The key role of the Committee is to:
   (a) Provide advice on the development and implementation of the Arts and Cultural Strategy;
   (b) Provide comment on other relevant Council policies and strategies;
   (c) Make recommendations to Council on the arts streams of the Community Grants Program;
   (d) Facilitate formal and informal communication and consultation processes with local arts and cultural industries, practitioners, organisations and residents;
   (e) Provide advice to Council on issues related to visual arts in the City including to the City of Yarra Collection and public art; and
   (f) Provide advice to Council on issues related to creative infrastructure, specifically to the Room to Create Program.
7. To support the Committee in this role are two working groups:
   (a) Visual Arts Panel; and
   (b) Room to Create Panel.
8. With the adoption of the Public Art Policy and increased appreciation for the City of Yarra Collection (the Collection), a working group was established to provide expert visual arts advice to YAARTS. The objectives of the Visual Arts Panel is to provide advice to on matters such as:
   (a) Review of acquisitions and de-accession to the Collection;

(b) Advise on the maintenance and conservation of the Collection;

(c) Review of public art proposals:

(i) Commissioned by Council;

(ii) Commissioned by private entities when required as part of a Planning condition; and

(d) Advise on visual arts policy, including those relating to heritage and urban design.

9. In 2015 Council established a charitable fund with the Lord Mayor's Charitable Foundation (LMCF) and this required the establishment of a specific committee to guide the work of the fund. The Room to Create Panel (RTCP) was established to fulfil this function, as a working group to YAARTS. The RTCP provides advice on matters such as:

(a) Recommendations to the LMCF on the distribution of the charitable fund;

(b) Review and recommend arts residencies and creative tenancies subsidised by Council;

(c) Fundraising; and

(d) Planning policy.

10. The term of appointment is for three (3) years; the previous committee and panel memberships were due to expire at the end of 2020, but given the operational challenges brought on by COVID-19 this was extended until the new membership is endorsed by Council.

11. YAARTS membership consists of six (6) members who live, work, study, operate a business or are represented by an gallery or agent in the City of Yarra and one (2) Councillors (appointed annually).

12. VAP membership consists of community members who live, work, study, operate a business or are represented by a gallery or agent in the City of Yarra and have expertise in conservation, heritage, visual arts, design and/or urban design.

13. RTC membership consists of community members who live, work, study, operate a business or are represented by a gallery or agent in the City of Yarra and have town planning, fundraising, business and/or policy development experience. The working group also includes a representative from the LMCF; a representative from Economic Development, a representative from Statutory Planning.

Discussion

14. Nominations were open from the 15th December 2020 to 10th January 2021.

15. Council sought applicants who could demonstrate their:

(a) Experience and expertise in an artform and or a field of work in arts and culture;

(b) Understanding of the needs of Yarra's creative community;

(c) Capacity to work with Council to support help us realise a vision for arts and culture as an everyday experience for our residents;

(d) Strong knowledge of issues facing the creative industries;

(e) Capacity to work with Council to identify future trends; and

(f) A strong commitment to the arts.

16. The Selection Panel ("the Panel") comprised two Officers – Unit Manager Arts Culture, Venues and Events and the Coordinator Arts and Cultural Services in consultation with members from the Arts and Cultural Services team.

17. Applications were assessed individually against the criteria as well as ensuring there is representation of different fields of interest and expertise. Consideration was also given to

welcoming some new representatives who have not previously served on Council advisory bodies to ensure Council hears from a diverse set of voices.

18. Council received 24 applications for the positions available; of those 19 applicants expressed an interest for the six (6) YAARTS positions. The applicants are extremely impressive in their knowledge, skills and commitment to arts and culture.

Options

19. Nineteen (19) applications were received for the six (6) vacant positions on YAARTS. The Panel has reviewed and assessed the applicants based on their skills, knowledge, experience, and ability to represent and assist Council to engage with the community.

20. Officers recommend Council support the appointment of the following six nominees:

    (a) Simon Bedford;

    (b) Eyal Chipkiewicz;

    (c) Angela Conquet;

    (d) Sophie Cunningham;

    (e) Miranda Hill; and

    (f) Jane Scott.

21. Membership of the two working groups is delegated to Officers and the following appointments are for Council's noting.

22. The Visual Arts Panel:

    (a) Faraday Boydell;

    (b) Rhy Haskin;

    (c) Clare Leporati;

    (d) Carolyn Lewens;

    (e) Sam McGuiness; and

    (f) Glenn Manson.

23. The Room to Create Panel:

    (a) Narelle Desmond;

    (b) Matthew Fung;

    (c) Shini Parajashingham;

    (d) Harry Wray; and

    (e) Jessie Wright.

24. The expertise and experience of the proposed appointees are enclosed in Attachment 1.

Community and stakeholder engagement

25. In line with the "Appointment of Members to Council Committees Procedure", Council officers placed notices on the Council's public website, newsletters, social media feeds and/or and any other relevant media:

    (a) Summarising the purpose of proposed Committee and its makeup;

    (b) Noting any desired attributes or skills of interested community or other non-Councillor representatives;

    (c) Inviting expressions of interest from suitably qualified or experienced persons seeking to be considered; and

(d) Noting that the Council will, following consideration of EOI's received, formally resolve to appoint the selected members.

26. The Governance Unit and Communications Unit provided advice and support on the requirements of the public EOI process.

Policy analysis

Alignment to Council Plan

27. The Council Plan 2017 – 2021 identifies a number of arts and culture specific initiatives through the following objectives:

(a) Objective One – A healthy Yarra;

(b) Objective Two – An inclusive Yarra; and

(c) Objective Five – A prosperous Yarra.

28. Arts and cultural activity in Yarra is also guided by the Yarra Arts and Culture Strategy 2015-2020.

Climate emergency and sustainability implications

29. There are no climate emergency or sustainability implications associated with this report.

Community and social implications

30. The membership has been chosen to reflect the social diversity of the Yarra community from the nominations received.

Economic development implications

31. There are no economic development implications associated with this report however, the work of the YAARTS has important connections to the Yarra Economic Development Strategy 2020-2025 and Yarra Night Time Economy and Plans.

Human rights and gender equality implications

32. Cultural Rights and Freedom of Expression Rights are expressly identified in THE CHARTER OF HUMAN RIGHTS AND RESPONSIBILITIES ACT 2006.

33. YAARTS plays an important role in representing the issues and aspirations of our community for the creation of arts and culture and engagement with cultural expression. Yarra City Council's aim is for arts and culture to be accessed as an everyday experience, whilst acknowledging that the gender, cultural, socio-economic, age diversity of our community is an important context for consideration.

Operational analysis

Financial and resource impacts

34. There are no financial or resource impacts associated with this report.

Legal Implications

35. There are no legal implications associated with this report.

Conclusion

36. A public EOI process has been completed to recruit new members to the YAARTS, and the two working groups VAP and RTCP in accordance with the Terms of Reference and Council's requirements relating to community advisory committees.

37. The community responded with 24 nominations; 19 of these for the six (6) YAARTS positions. A diversity of interests and skills is apparent in the nominees proposed for YAARTS membership and that of the two working groups – VAP and RTCP.

RECOMMENDATION

1. Council appoint the following persons to the six vacant community member positions on the Yarra Arts Advisory Committee:
   (a) Simon Bedford;
   (b) Eyal Chipkiewicz;
   (c) Angela Conquet;
   (d) Sophie Cunningham;
   (e) Miranda Hill; and
   (f) Jane Scott.
2. Council notes the selection of members for the Visual Arts Panel working group:
   (a) Faraday Boydell;
   (b) Rhy Haskin;
   (c) Clare Leporati;
   (d) Carolyn Lewens;
   (e) Sam McGuiness; and
   (f) Glenn Manson.
3. Council notes the selection of members for the Room to Create Panel working group:
   (a) Narelle Desmond;
   (b) Matthew Fung;
   (c) Shini Parajashingham;
   (d) Harry Wray; and
   (e) Jessie Wright.
4. Council write to all members of the community who expressed interest, advising of this decision and thank them for nominating to be members of the Yarra Arts Advisory Committee and for the two working groups to this committee – the Visual Arts Panel and the Room to Create Panel.

Attachments

1⇩ 2021-2023 YAARTS, VAP AND RTC PANEL BIOGRAPHIES

Attachment 1 - 2021-2023 YAARTS, VAP AND RTC PANEL BIOGRAPHIES

2021-2023 ARTS ADVISORY COMMITTEE MEMBERS BIOGRAPHIES

Yarra Arts Advisory Committee

Simon Bedford
Simon is a performing arts producer and arts manager with over fifteen years of experience in the in both Australia and the UK. He is currently the Head of Systems and Ticketing at the Melbourne International Film Festival. Simon has also produced work for the Arts Centre Melbourne and Hoipolloi Theatre in the UK. Simon lives in the City of Yarra.

Eyal Chipkiewicz
Eyal brings experience in community cultural development, music, publishing and as an entrepreneur. Eyal is currently the Managing director of The Boite, located in the Abbotsford Convent. He has also been Co-coordinator of A Voz Limpia, a poetry collective and independent publisher. Eyal works in the City of Yarra.

Angela Conquet
Angela's experience spans dance, performing arts, festivals and arts management. A prolific writer and creative producer, Angela has just begun doctoral research after serving as the Artistic Director/CEO of Dancehouse 2011 to 2020, Australia's premier centre for independent dance. Prior to moving to Australia, Angela was the Director of Performing Arts at Mains d'Oeuvres, Paris' largest independent arts centre. Angela lives in the City of Yarra.

Sophie Cunningham
Writer, Editor, Educator, Sophie has held many roles related to literature over the past three decades for organisations such as Meanjin, Melbourne Times, Allen and Unwin and McPhee Gribble Publishers. Sophie is the Founding Chair and now Board Member of the Stella Prize, an organization that rewards excellence in published Australian women writers. Sophie lives in the City of Yarra.

Miranda Hill
Miranda is a performer, music director, producer, teacher and community development worker. With specialist knowledge in Western Classical, Contemporary Western Art Music, Historically Informed Baroque performance, Improvisation, Electro-Acoustic, and Electronic composition. Miranda's experience also extends to dance, theatre, and multi-media. Miranda is the Musical Director of the Riff Raff Radical Marching Band and the bands director for "Serendading Adela" feminist street opera. Miranda works and lives in the City of Yarra.

Jane Scott
Jane is an arts industry leader with over thirty years' experience. Jane has lead a number of Australia's most well-known arts institutions including: Monash Gallery of Art, TarraWarra Museum of Art, Craft Victoria and Regional Art Australia. Jane is currently a Trustee of the Johnson Collection and is pursuing curatorial projects. Jane works and lives in the City of Yarra.

Attachment 1 - 2021-2023 YAARTS, VAP AND RTC PANEL BIOGRAPHIES

Visual Arts Panel (Working Group to YAARTS)

Faraday Boydell
Faraday's experience includes project management, curatorial work and arts collections management. She is the Art Collection Manager for a private collection and works with Agency Projects, an Indigenous cultural organisation based at Collingwood Yards. Faraday works in Yarra

Rhy Haskin
Dr Rhy Haskin is a practising artist, an educator, and an arts manager with collections management experience. Rhy has an impressive record of exhibitions, publications, presentations at forums and has won many honours and prizes. Rhy has run artist run spaces, including TCB Gallery and Connors Connors at Fitzroy Town Hall. Rhy works in Yarra.

Clare Leporati
Clare brings extensive experience in visual art, public art, artist residency, collection management and local government. Clare is the Vice-Chair of NETS Victoria and Vice President of Yarra Sculpture Gallery. Clare lives in Yarra.

Sam McGuiness
Sam is the Creative Director, Visual Design at R/GA Melbourne. R/GA is a global award winning digital agency that designs businesses and brands for a more human future. Sam works with companies like Toyota, Google, and Slack. Sam lives in Yarra.

Glenn Manson
Glenn is the Gallery Manager Alcaston Gallery, Melbourne, dedicated to representing Aboriginal artists. Glenn has work in both commercial and public galleries specialising in contemporary and indigenous art. He has curated exhibitions locally, interstate and internationally. Glenn lives and works in Yarra.

Attachment 1 - 2021-2023 YAARTS, VAP AND RTC PANEL BIOGRAPHIES

The Room to Create Panel (Working Group to YAARTS)

Narelle Desmond
Narelle is a practising artist, a designer, an arts manager and an educator. Narelle is a founding member of the Damp Collective, teaches graphic design at the University of Melbourne and co-manages an artist run space in Fitzroy. Narelle works in Yarra.

Matthew Fung
Matthew is an interior architect and a practising artist. He has worked in the building industry for over 8 years working in several firms and studios as a designer and fabricator across Sydney and Melbourne. Matthew lives and works in Yarra.

Shini Pararajashingham
Shini is the Founder and Director of Off the Kerb. Her role is in the strategic direction of the gallery and the creation of a calendar of exhibitions and special artistic projects that contribute to a dynamic independent arts sector in Melbourne renowned for innovation, excellence and internationally recognized standards. Shini works and owns a business in Yarra.

Harry Wray
Harry is the founder of Digi Debates, a judge for the Adelaide Advertising and Design Club, a speaker for She Says and Leading Ladies and a member of Pause Fest. She has over 15 years' experience running creative and digital production teams in software strategy and customer experiences. Harry lives and works in Yarra.

Jessie Wright
Jessie is a practising mural artist and illustrator, a curator and gallery manager. He has experience as an Art Director within branding and advertising and expertise in guerrilla marketing. Jessie is the owner of Honey Bones Gallery and Studio in Collingwood. Jessie works and owns a business in Yarra.

12.10 Proposed Discontinuance of Road abutting 2 Fitzgibbon Street, Cremorne

Reference	D21/3452
Author	Bill Graham - Coordinator Valuations
Authoriser	Director Corporate, Business and Finance

Purpose

1. This report seeks Council's authority to:

   (a) remove road 1064 which abuts 2 Fitzgibbon Street, Cremorne (**Road**) from Council's Register of Public Roads pursuant to section 17(4) of the *Road Management Act 2004* (**RMA**); and

   (b) commence statutory procedures pursuant to the *Local Government Act 1989* (**Act**) to consider discontinuing the Road.

Critical analysis

History and background

2. The road is comprised of the whole of the land remaining in Conveyance Book 46 No. 113 and is shown as lot '1' on the title plan attached as Attachment 1 to this report, and as the area highlighted red on the site plan attached as Attachment 2 to this report (**Site Plan**).

3. The Big Group Pty Ltd (**Owner**) is the owner of the following properties, shown delineated purple on the Site Plan, and being the land contained in the following certificates of title:

   (a) 36 Cubitt Street, Cremorne, being the land contained in certificate of title volume 3493 foilio 440; and

   (b) 38-40 Cubitt Street, Cremorne being the land contained in certificate of title volume 8619 folio 651.

4. Together, the Owner's Properties.

5. The road abuts the following properties, shown outlined green on the Site Plan:

   (a) 49 Dover Street, Cremorne, being the land contained in certificate of title volume 9168 folio 977;

   (b) 51 Dover Street, Cremorne, being the land contained in certificate of title volume 9168 folio 978;

   (c) 2-6 Fitzgibbon Street, Cremorne, being the land contained in certificate of title volume 1964 folio 727; and

   (d) 55 Dover Street, Cremorne, being the land contained in certificate of title volume 6368 folio 473.

6. Together, the Related Owner's Properties.

7. The Owners of 49 Dover, 51 Dover, 2 Fitzgibbon and 55 Dover (being the only properties which abut the Road) are all related properties of the Owner.

8. The Owner has requested that Council discontinue the Road and sell the Road to the Owner (**Proposal**).

9. The Owner proposes to re-develop 34-40 Cubitt Street, 2-6 Fitzgibbon Street and 49-55 Dover Street.

10. A Planning Permit (PLN19/0921) for the re-development of the land was issued by Council on the 16 November 2020. The permit is for:

    (a) *'Development of the land for the construction of a multi-storey building, for use for food and drink premises and a reduction in the car parking requirements of the Yarra Planning Scheme.'*

    (b) Condition 21 of the permit requires that; '*prior to the commencement of the development all areas of the public laneway and road must be formally discontinued under the provisions of the Local Government Act 1989; and transferred and consolidated with the instruments of title forming the address of this planning permit.'*

11. On the 4 February 2020, Council resolved to discontinue and sell to the Owner the road highlighted blue on the site plan. The finalisation/settlement of this discontinuance occurred on the 14 January 2021.

12. The completion of the current discontinuance will fulfil the requirements of condition 21 of Planning Permit PLN19/0921.

13. The Owner has agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Road, together with the market value of the land (as determined by the Act) for the transfer of the discontinued Road to the Owner.

Road Status

14. The Road is; known to title as a road and is registered in the name of Thomas Robertson dated 25 February 1857, not constructed as a road, obstructed by a fence and locked gate at its Fitzgibbon Street entrance.

15. The Road is listed on Council's register of Public Roads as road number 1064.

16. The Road is a road for the purposes of the Act. Council has the power to consider discontinuing the Road. If it discontinued the Road will vest in Council.

17. A copy of the title search of the Road is attached as Attachment 3 to this report.

18. A copy of Council's Road Register is attached as *Attachment 4* to this report.

Site Inspection

19. A site inspection of the Road was conducted by Reeds Consulting on 4 July 2019. The site inspection report notes that; the road is unconstructed as a road, the road is partially obstructed by; a fence between 49 Dover and 51 Dover, vegetation including garden beds containing trees; and garden sheds in the backyards of 49 and 51 Dover. A copy of the site inspection report is attached as Attachment 5 to this report.

20. Access to the road from Fitzgibbon Street is obstructed by a fence and locked gate and is only accessible by the occupiers of 49 Dover Street.

21. The Road is not required for public access on the basis that only the occupier of 49 Dover Street has pedestrian access (via the gate) to the Road from Fitzgibbon Street and access to the surrounding properties can be achieved via Dover Street and Fitzgibbon Street.

22. The road is a dead end and does not provide public access to any other road as a thoroughfare.

Discussion

23. It is considered that the Road is no longer reasonably required for general public use pursuant to section 17(4) of the RMA as the Road:

    (a) only provides access to the rear of the related owner's properties at 49 and 51 Dover Street, Cremorne;

    (b) is not available for public access by the public due to the fence and locked gate; and

    (c) is a dead end and does not provide public access to any other public road as a thoroughfare.

24. As the Owner is a related party of the owners of all properties which abut the Road, the Owner was not required by Council to seek consent of any adjoining landowners to the proposal.

Public/Statutory Authorities

25. The following public/statutory authorities have been advised of the proposal and have been asked to respond to the question of whether they have any existing assets in the Road which should be saved under section 207C of the Act; City West Water, Melbourne Water, CitiPower, United Energy, Multinet Gas, Telstra, Optus, APA Gas, AusNet Services, and Yarra City Council.

26. All Public/Statutory Authorities have advised that they have no objection to the proposal.

Public Notice

27. Before proceeding with the discontinuance, Council must give public notice of the Proposal in accordance with section 223 of the Act. The Act provides that a person may within 28 days of the date of the public notice, lodge a written submission regarding the Proposal.

28. Where a person has made a written submission, Council must permit that person to be heard before a meeting of Council, giving reasonable notice of the day, time, and place of the meeting.

29. After considering submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued.

Options

30. Not applicable.

Community and stakeholder engagement

31. A copy of the public notice will be published in the newspapers, Council's social media (web site, Facebook, etc.). A copy of the notice will be displayed on site (Large yellow poster).

Policy analysis

Alignment to Council Plan

32. Not applicable.

Climate emergency and sustainability implications

33. Not applicable.

Community and social implications

34. Not applicable.

Economic development implications

35. Not applicable.

Human rights and gender equity implications

36. Not applicable.

Operational analysis

Financial and resource impacts

37. The Owner has agreed to acquire the Road for its market value (plus GST), as determined by the Act.

38. In addition to the market value (plus GST) the Owner has agreed to pay all Council's costs and disbursements associated with the Proposal.

Legal Implications

39. If the Road is discontinued and sold to the Owner, Council will require the Owner to consolidate the title to the former Road with the titles of the adjoining properties as is required by condition 21 of Planning Permit PLN19/0921.

Conclusion

40. It is proposed that Council should commence the statutory procedures pursuant to clause 3 of Schedule 10 of the Act to discontinue the Road and transfer the discontinued Road to the Owner.

RECOMMENDATION

1. That Council:

   (a) Acting under section 17(4) of the *Road Management Act 2004*, resolves that the road abutting 2 Fitzgibbon Street, Cremorne (**Road**), being the whole of the land remaining in Conveyance Book 46 No. 113 (and shown as the area highlighted red on the plan attached as to this report) be removed from Council's Register of Public Roads on the basis that the Road is no longer required for general public use for the reasons set out in the body of this report; and

   (b) Acting under clause 3 of schedule 10 of the Local Government Act 1989 (**Act**):

      (i) resolves that the required statutory procedures be commenced to discontinue the road;

      (ii) directs that, under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in the Age Newspaper, Council's social media, posted to adjoining Owners (if any) and displayed on-site;

      (iii) resolves that the public notice required to be given under section 207A and 223 of the Act should state that if the Road is discontinued Council proposes to sell the Road to the adjoining owner for market value (plus GST), as determined by the Act; and

      (iv) authorises Bill Graham Valuations Coordinator, to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter.

Attachments

1⇩ Title Plan

2⇩ Site Plan

3⇩ Title Search

4⇩ Road Register

5⇩ Site Inspection Report

Attachment 1 - Title Plan

TITLE PLAN	EDITION 1	TP

LOCATION OF LAND

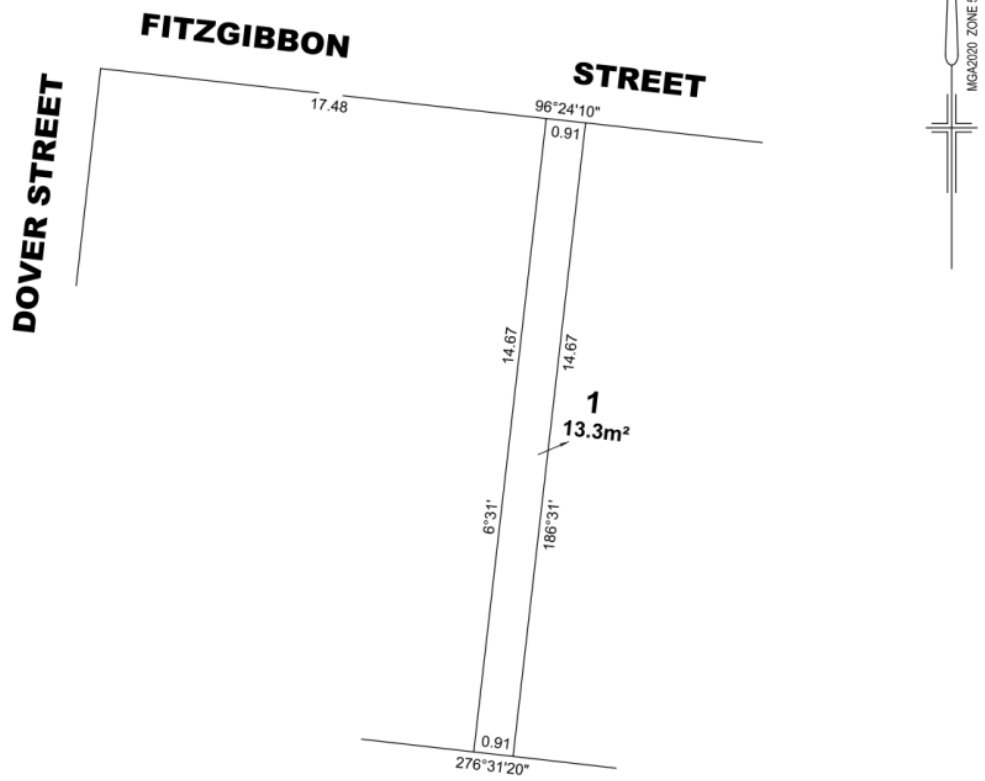
PARISH: JIKA JIKA
AT RICHMOND
TOWNSHIP: ---
SECTION: ---
CROWN PORTION: 3 (PART)

MGA CO-ORDINATES: E 323 300 ZONE: 55
(of approximate centre of land in plan) N 5 811 490 GDA 2020
DEPTH LIMITATION: DOES NOT APPLY

NOTATIONS

THIS PLAN HAS BEEN PREPARED FOR LAND VICTORIA FOR TITLE DIAGRAM PURPOSES.

CHECKED BY: .....
DATE: / /
Assistant Registrar of Titles



REF:	VERSION:	DATE:	SCALE	ORIGINAL SHEET SIZE	SHEET
23447/TP	A	04/10/19 23447-0-TP1-M-A.DGN	1:100 LENGTHS ARE IN METRES	A3	1

REEDS CONSULTING
Reeds Consulting Pty Ltd
Lvl 6, 440 Elizabeth Street
Melbourne Victoria 3000
p [03] 8660 3000
www.reedsconsulting.com.au
survey@reedsconsulting.com.au

LICENSED SURVEYOR
ALAN DAVID NORMAN

GOVERNMENT GAZETTE No.:
DEALING/FILE No.:
DEALING CODE:

Attachment 2 - Site Plan



Attachment 3 - Title Search

RE:- Lane abutting 2 Fitzgibbon Street, Cremorne.

PROPERTY:- Part Crown Portion. 3, Parish of Jika Jika.

YOUR REF:- L. Elezovic / 8081891.

A search for the **Last Registered Owner** of the above property resulted with copies of the following:-

1.	L.A.S.S.I.		For Current Map Base Information.
2.	TITLES OFFICE CHART Jika Jika 6		
3.	CONVEYANCE Bk: 46 No: 113	to	T. ROBERTSON. (**Last Registered Owner**)
4.	PLAN IN APPN: 3439		Showing the Land remaining in the above Conveyance.
5.	26F:- NIL,		see sheet attached.

13.11.2020.

Graeme W. Keeshan.
FEIGL & NEWELL
GPO BOX 2343
Melb 3001
Ph. 9629 3011.
Email. info@feiglnewell.com.au

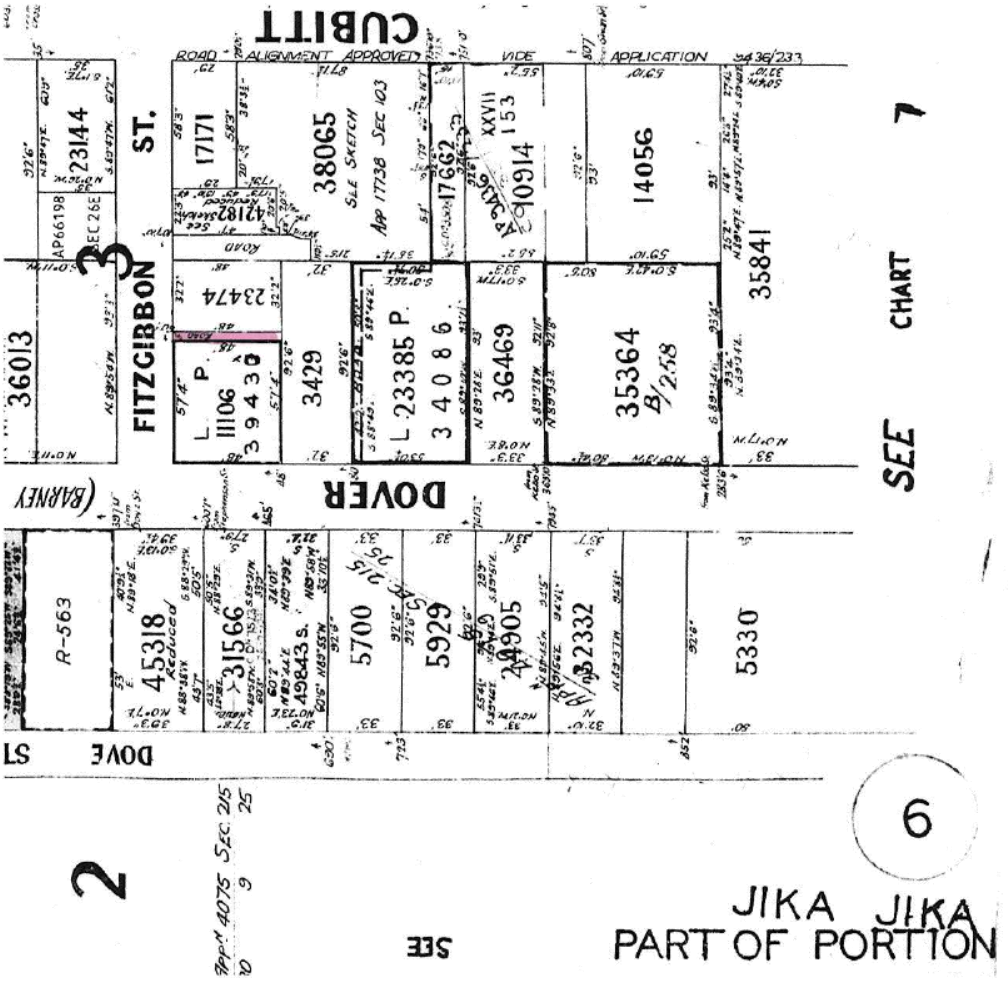
DISCLAIMER:- A search for the last registered owner may not disclose all easements, subsisting interests affecting the above property or guarantee the consistency of the Chain of Title.

Due to changes in procedures at the Lands Titles Office, this search is as accurate as the information contained herein at the date of this search.

Attachment 3 - Title Search



Attachment 3 - Title Search



Attachment 3 - Title Search

Memorial

No. 113

BOOK. 46

DATE OF INSTRUMENT.	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.
The twenty fifth day of February one thousand eight hundred and fifty seven	Lease	Henry Owen of the one part and Thomas Robertson of the other part	P. Mather	All that piece or parcel of land lying and being at Richmond in the County of Bourke in the Colony of Victoria fronting the road leading from Richmond to Hotham containing in front [redacted] and extending back from the said road [redacted] as shewn on the plan hereunto annexed and thereon coloured pink and which said piece or parcel of land is situate on the north side of Bridge Street and is bounded on the east by land in the occupation of the said Henry Owen on the south by Bridge Street aforesaid on the west by land in the occupation of Thomas Robertson aforesaid and on the north by a lane [redacted] feet wide	The sum of Sixty Pounds paid by the said Thomas Robertson to the said Henry Owen on the execution of these presents	£60

IN THE SUPREME COURT OF THE COLONY OF VICTORIA.

James Forster of Chancery Lane Melbourne Law Clerk } make oath and saith, That this Memorial contains a just and true account of the several particulars therein set forth.

Sworn at Melbourne in the Colony of Victoria aforesaid, this twenty fifth day of March in the year of our Lord one thousand eight hundred and fifty seven. Before me

James Forster

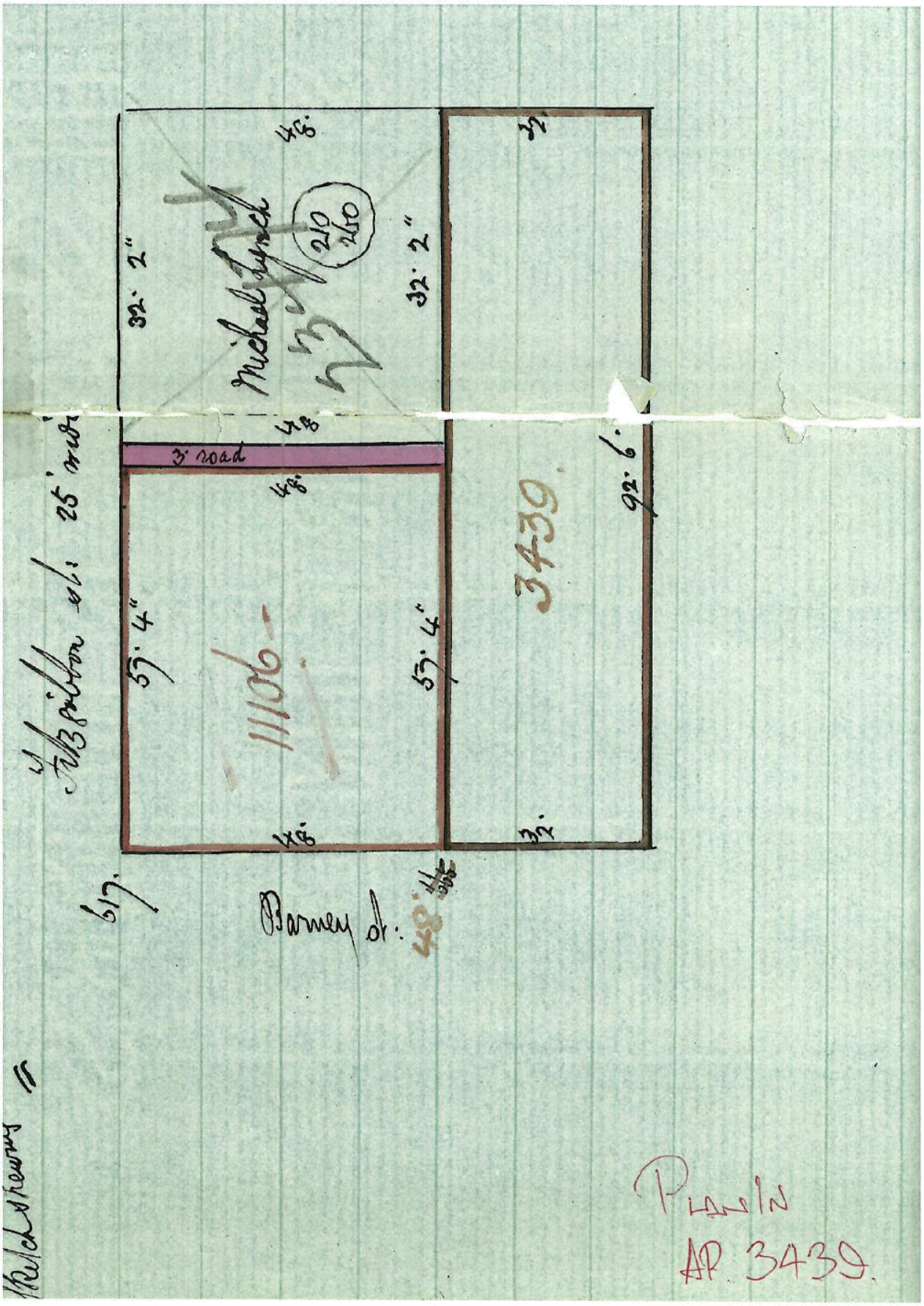
George Stephen Commissioner for Taking Affidavits

Registrar of the Supreme Court of the Colony of Victoria.

Thomas Robertson.

46_113, Page 1 of 2, 13:13 29/04/2019, Customer gk51

Attachment 3 - Title Search

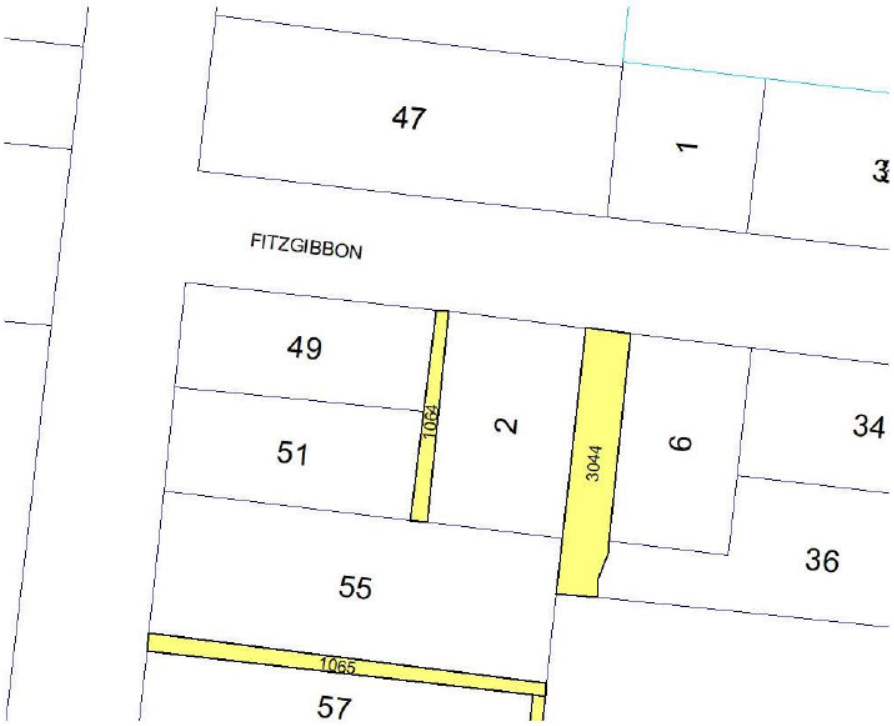


Attachment 3 - Title Search

DUNEED		C/A A (Pt) POR 5	AP126614J	104423	AH281278X	1/PS644554M	8/6/2010
ELPHINSTONE		CA 11A SEC 3	AP123501P	93211	PS522874Y	TP845311G	26/ 8/2004
GHERINGHAP		CA'S 3 & 4 SEC 14	AP120136C	108560 &116294	V886761W	TP13776A	10/ 2/1999
HARCOURT		(PART)CA 2 SEC 5	AP123982T	93227	AD657946X	TP858569R	02/06/2005
HARCOURT		1 (WH) & 2 (PT) SEC 4	AP128068Y	93252/3	AJ824135G	TP950358R/9P	30/7/2012
HARCOURT		CA 1 (Pt) SEC 6	AP125348J	C.G.30094(1854)	PS608456R	TP915757A	28/9/2007
HARCOURT		CA 27 SEC 4	AP128073G	93263	AJ825929L	TP950363Y	30/7/2012
JIKA JIKA		PORT 49 (PT)	AP131456V	BK B NO 280	AL411777Y	TP955996E	09/10/2014
JIKA JIKA		PORT 52 (PART)	AP127218M	111667	AJ64154M	TP948278C	12/7/2011
JIKA JIKA CITY OF NORTHCOTE		C/A 12(PT) SEC 9	AP138035J	112184	AN694016A	TP962456Y	30/3/2017
JIKA JIKA AT NTH MELB		C/ALLOTS 12,13,14 (PTS)	AP141375P	C/G 3205,6,7 OF 1852	PS818927F	TP965686P	21/06/2018
T/P KALKALLO		C/A's 4 & 5 SEC 2	AP126717X	CGs5521/2 1853		TP946393N	13/8/2010
T/P KALKALLO		C/A'S 2,3,4,5,6,7,8,10 (ALL PART) SEC 6	AP126722F	VARIOUS STARTS FROM AP46336		TP946401S	13/8/2010
T/P KALKALLO		C/A 9 SEC 25	AP126721H	115430		TP946397E	13/8/2010
KORKUPERRIMUL		PORT 11 (PART)	AP125581C	81743	AF722885N	TP924161K	18/3/2008
LANGI-GHIRAN		C/A 2 (PT) SEC 32	AP132892T	97263	AL959658A	TP957658Q	16/06/2015
LARA		PORT 16	AP122312X	-	AB734381L	TP820035U	3/12/2002
LAURISTON		CA 303	AP121724D AP121725B	80888 80888	AB8511B AB8526M	TP800321G	8/ 1/2002 8/1/2002
MALDON		CA 19 SEC B	AP124439L	91307	AE66829N & AF260857R	TP873975T	16/12/2005
MELBOURNE NORTH CITY OF MELBOURNE		CA 1(PT) & CA 20(PT) SEC 43	AP134983E	-	PS 746078A	TP959898H	02/05/2016
MARIBRYNONG		POR B SEC 2 (PT)	AP119117P	CG 26798	AH462111E	TP945836K	9/6/2010
MELBOURNE SOUTH CITY OF PORT MELBOURNE		C/A 1 (PART) SEC 5	AP128053N	TOWN LOT 2141 (1851)	AJ807003W AJ906120Q	TP950332L	20/7/2012
CITY OF SOUTH MELBOURNE (MELBOURNE SOUTH)	**AP141385L**	C/A 1(Pt) & 2(Pt) SEC 23	AP128831P	114713	AK259717X	TP951705R	27/3/2013
MERIDITH		POR 86	AP126694H	81548	AH408067L	TP946354Y	5/8/2010
MERRIMU T'SHIP OF BACCHUS MARSH	**AM50480A (X106C)**	FOR 11 SEC 15 (Pt)	AP126842U	Bk T No 517	AH599268D **REMOVED**	TP946821T	8/11/2010
MICKLEHAM		POR 11B (Pt)	AP127891A	CG 25247/1852		TP950083F	6/6/2012
MONEA SOUTH		C/A 21 (FORMERLY C/A 21 SEC 2)	AP128067B	106467	AJ819028M	TP950352E	26/7/2012

26FTABLE CURRENT 27/06/18

Attachment 4 - Road Register



Attachment 5 - Site Inspection Report

Maddocks

Ref: MAN:JKOZ:8081891

Maddocks
Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
MELBOURNE 3000

Yarra City Council
Proposed discontinuance and sale of road abutting 2 Fitzgibbon Street, Cremorne

DATE OF INSPECTION: 04/07/2019

PHOTOGRAPHS OF THE ROAD: Attached at Annexure A

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes ✓ No

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	✓ Yes	No	Vegetation*	✓ Yes	No
Rubbish	Yes	✓ No	Services*#	Yes	✓ No
Other*	✓ Yes	No	(# Including fire hydrants/plugs.)		

* Provide Details: There are two sheds (one in each backyard) and garden beds with trees. There is also a dividing fence between 49 and 51 Dover Street that does not contain a gate or any means of access between the properties.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

✓	Nil		Bitumen
	Bluestone		Other

EVIDENCE OF THE ROAD BEING USED:

✓	Nil	✓	Gates opening onto the road
	Tyre marks		Garages opening onto the road
	Worn grass		Other

TYPE OF TRAFFIC:

✓	Pedestrian		Vehicular		Animal	✓	Nil

WHAT IS THE ROAD PROVIDING ACCESS TO?

☐	Adjoining properties @	☐	Reserve/Park
☐	Main Road	☐	Shops
☑	Other		

It was an old servicing footway for the properties at 49 and 51 Dover Street.

[8081891: 28413118_1]

Attachment 5 - Site Inspection Report

Maddocks

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

The surrounding properties have access to either Fitzgibbon Street or Dover Street and use this as their main and only form of access.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

The fencing along Fitzgibbon Street has been constructed over the entrance to the footway. While there is a gate in this fence, it is locked and only accessible by the owners/occupiers of the property at 49 Dover Street.
The fence between the properties at 49 and 51 Dover Street does not have a gate in it and so 51 Dover Street has not been able to use this footway for access for sometime. There is also a shed sitting on this footway along the common boundary between 49 and 51 Dover Street.
The abutting properties at 2 Fitzgibbon Street and 53 Dover Street do not have any entrances constructed along this walkway and do not seem to have ever used the footway for access.

IS THE ROAD REQUIRED FOR PUBLIC ACCESS? Yes ☐ No ☑

OTHER OBSERVATIONS:

Access to the surrounding properties can be achieved via either Dover Street or Fitzgibbon Street. The only property currently using the footway for access is 49 Dover Street.

Signed: _____ Date: 17/12/2020

Title/Position: Joint Managing Director/L.S. Company: Reeds Consulting

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

[8081891: 28413118_1]

Attachment 5 - Site Inspection Report

Maddocks

ANNEXURE A – Photographs

[8081891: 28413118_1]

Attachment 5 - Site Inspection Report



Attachment 5 - Site Inspection Report



12.11 2020/21 Annual Plan Progress Report - December

Executive Summary

Purpose

To present the 2020/21 Annual Plan Quarterly Progress Report - December to Councillors for noting.

Key Issues

The 2020/21 Annual Plan contains 47 actions. As at 31 December 2020, 46 Actions were scheduled to have commenced. Of the 46 Actions commenced 78% are On-track or Complete.

Annual targets set a requirement for 75% of Annual Plan actions to be Complete or On Track (>90%) by 30 June each year.

Financial Implications

There are no financial implications.

PROPOSAL

That Council note the 2020/21Annual Plan Quarterly Progress Report for December.

12.11 2020/21 Annual Plan Progress Report - December

Reference	D21/10852
Author	Shane Looney - Corporate Planner
Authoriser	Director Corporate, Business and Finance

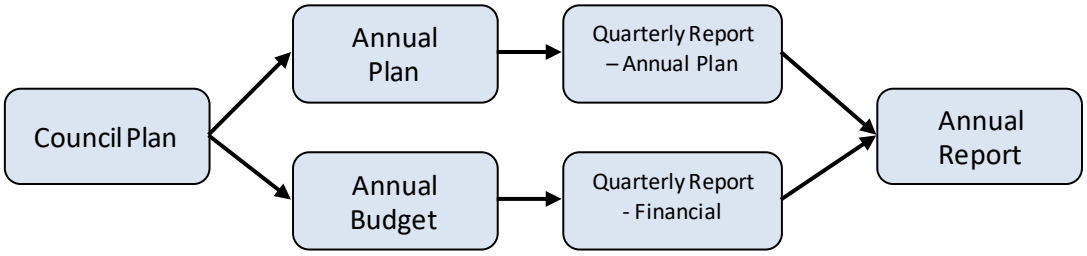
Purpose

1. To present the 2019/20 Annual Plan Quarterly Progress Report - December to Councillors for noting.

Critical analysis

History and background

2. The Annual Plan is the organisation's annual response to Initiatives contained in the 4-year Council Plan. Council Plan Initiatives are significant projects and activities that are proposed to be worked on over the term of the Council Plan.
3. The Annual Plan and Annual Plan Quarterly Progress Reports are two of Council's key accountability documents to the community.



4. This year, 2020/21 represents the fourth and final year of the 4-year Council Plan 2017-21 (incorporating the Municipal Public Health and Wellbeing Plan), adopted by Council on 1 August 2017.
5. The 2020/21 Annual Plan was endorsed by Council on 4 August 2020 and is fully resourced and funded within the 2020/21 Budget.
6. Progress of Annual Plan actions are monitored and reported to Council quarterly in the Annual Plan Progress Report. Quarterly progress will be measured against a target of 75% of action targets achieved.

Discussion

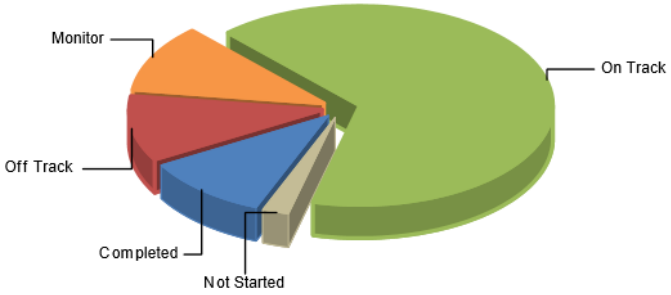
7. The 2020/21 Annual Plan contains 47 actions spread across the Council Plan's seven Strategic Objectives.
8. The progress of an action is measured by the status of its individual milestones which are weighted to represent the relative time and effort they contribute to achievement of the overall action.
9. The following thresholds are used to determine the status of an action:

   (a) On track ≥ 90%

   (b) Monitor 75-89%

   (c) Off track < 75%.

10. Annual Plan Action progress summary as at 31 December 2020.



Strategic Objective	No. of Actions Reported	Complete	On track (>=90%)	Monitor (75-90%)	Off track (<75%)	Not Started
A healthy Yarra	18	1	13	2	2	0
An inclusive Yarra	6	1	4	1	0	0
A sustainable Yarra	5	1	3	0	1	0
A liveable Yarra	5	0	2	1	2	0
A prosperous Yarra	2	0	1	1	0	0
A connected Yarra	3	0	3	0	0	0
A leading Yarra	8	2	5	0	0	1
	47 (100%)	5 (10.64%)	31 (65.96%)	5 (10.64%)	5 (10.64%)	1 (2.13%)

11. The Annual Plan has 47 Actions, 36 Actions achieved a result of On Track or Complete (76.6%). One action is not scheduled to commence until the third quarter. Of the 46 actions that have commenced, 36 are On Track or Complete, which is a result of 78%. (Attachment 1).

12. To ensure the integrity and transparency of the Annual Plan, once endorsed by Council, actions including their descriptions and milestones can only be changed by resolution of Council. Officers and Councillors can propose changes to the Annual Plan over the course of the year as priorities change.

Options

13. No options are proposed.

Community and stakeholder engagement

14. Significant community engagement and consultation was undertaken during the development of the 2020/21 Budget and Council Plan 2017-21. The Plan reflects the community priorities identified during these processes.

15. Projects contained in the 2020/21 Annual Plan are subject to external consultation and engagement on a case-by-case basis.

Policy analysis

Alignment to Council Plan

16. The 2020/21 Annual Plan represents Year 4 of the Council Plan 2017-21 adopted on 1 August 2017.

Climate emergency and sustainability implications

17. The Council Plan 2017-21 includes the Strategic Objective A sustainable Yarra: a place where Council leads on sustainability and protects and enhances it natural environment. Action 3.01 in the 2020/21 Annual Plan specifically relates to Climate Emergency.

Community and social implications

18. The Council Plan 2017-21 includes the Strategic Objective A healthy Yarra: a place Community health, safety and wellbeing are a focus in everything we do. The 2020/21 Annual Plan includes 18 actions that respond to initiatives under this Strategic Objective.

Economic development implications

19. The Council Plan 2017-21 includes the Strategic Objective A prosperous Yarra: a place where Local businesses prosper and creative and knowledge industries thrive. The 2020/21 Annual Plan includes 2 actions that respond to initiatives under this Strategic Objective.

Human rights and gender equity implications

20. The Council Plan 2017-21 includes the Strategic Objective An inclusive Yarra: a place where inclusion, diversity and uniqueness are welcomed, respected and celebrated. The 2020/21 Annual Plan includes 6 actions that respond to initiatives under this Strategic Objective.

Operational analysis

Financial and resource impacts

21. Actions in the 2020/21 Annual Plan are resourced within the 2020/21 Budget.

Legal Implications

22. There are no legal implications.

Conclusion

23. The 2020/21 Annual Plan Quarterly Progress Report - December is presented to Council for noting.

RECOMMENDATION

1. That:

    (a) Council note the 2020/21 Annual Plan Progress Repot for December.

Attachments

1⇩ 2020/21 Annual Plan Quarterly Progress Report-December Final

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final



Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Introduction

The Yarra City Council adopted its Council Plan 2017 – 21 on 1 August 2017. The Council Plan 2017 – 21 sets out the medium-term direction of Council and the outcomes sought by Councillors for their term. For the first time, the Council Plan incorporates the Health and Wellbeing Plan. This financial year, 2020/21 is Year 4 of the Council Plan 2017 – 21.

Under the Local Government Act 1989 (the Act under which the Council Plan was adopted), each council is required to produce a four-year Council Plan by 30 June in the year following a general election. The Plan must include Strategic Objectives, Strategies, Strategic Indicators and a Strategic Resource Plan.

Council has identified a number of initiatives under each Strategic Objective which are significant projects and activities that are proposed to be worked on over the term of the Council Plan, subject to approval through the annual budget process.

Council produces an Annual Plan alongside each year's Budget , setting out specific projects and activities that Council will undertake towards achieving the Strategic Objectives. This will include priority projects, capital works projects, actions in response to initiatives in the Council Plan and other Council strategies and plans as well as service reviews and improvements.

The Council Plan 2017 – 21 has seven Strategic Objectives which relate to a different aspect of service delivery :

A healthy Yarra: Community health, safety and wellbeing are a focus in everything we do. Council plays a key role in contributing to our community's health and wellbeing . From delivering maternal and child health services to ensuring access to open space, enforcing noise regulations to supporting community and cultural initiatives, community health, safety and wellbeing is central to everything we do.

An inclusive Yarra: Inclusion, diversity and uniqueness are welcomed, respected and celebrated. Identity was a passionate and recurring theme throughout community consultation for the Council Plan. Our community values its diversity. Creating a safe place where people of all ages, genders, sexualities, abilities, cultures and backgrounds feel welcome and connected is a priority for Council.

A sustainable Yarra: Council leads on sustainability and protects and enhances its natural environment. As Victoria's first carbon-neutral council, we are proud of our commitment to sustainability. Protecting our natural environment and supporting our community to reduce its environmental footprint will continue to be a priority for Council.

A liveable Yarra: Development and growth are managed to maintain and enhance the character and heritage of the city. With demand for inner city housing increasing, Council is mindful of the importance of balancing the needs of new and existing residents, and ensuring that development does not encroach on the amenity or heritage of our city.

A prosperous Yarra: Local businesses prosper and creative and knowledge industries thrive. Yarra is a great place to do business and to work. Supporting local businesses and creative industries not only contributes to Yarra's economy , but also increases local employment opportunities, enhances street life and fosters community connectedness.

A connected Yarra: Connectivity and travel options are environmentally sustainable, integrated and well-designed. Council is committed to creating a city that is accessible to all irrespective of levels of personal mobility, to support a fulfilling life without the need for a car.

A leading Yarra: Transparency, performance and community participation drive the way we operate. Council is committed to change through an energised, cohesive team of professionals, recognised for our leadership, innovation and service.

In response to its Strategic Objectives, Council has committed to 47 projects and activities from a broad cross-section of services in the 2020/21 Annual Plan.

Progress of these projects and actions will be reported in the 2020/21 Annual Plan Quarterly Progress Reports.
Further information can be found in the published version of the Council Plan 2017 – 21 on the City of Yarra's website (https://www.yarracity.vic.gov.au/about-us/council-information/council-plan).

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

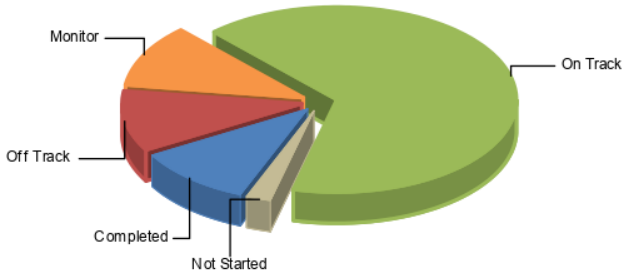
Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

Quarter Summary

Council has committed to 47 actions across a range of services. Any variations to the Annual Plan are made openly and transparently in the context of priorities that arise over the course of the year.

The status of actions is classified based on the percentage of targets achieved as assessed by the responsible officer (forecast milestones compared to actual work completed).



Strategic Objective	No. of Actions Reported	Complete	On track (>=90%)	Monitor (75-90%)	Off track (<75%)	Not Started
A healthy Yarra	18	1	13	2	2	0
An inclusive Yarra	6	1	4	1	0	0
A sustainable Yarra	5	1	3	0	1	0
A liveable Yarra	5	0	2	1	2	0
A prosperous Yarra	2	0	1	1	0	0
A connected Yarra	3	0	3	0	0	0
A leading Yarra	8	2	5	0	0	1
	47 (100%)	5 (10.64%)	31 (65.96%)	5 (10.64%)	5 (10.64%)	1 (2.13%)

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

1 . A healthy Yarra

a place where…Community health, safety and wellbeing are a focus in everything we do

Council plays a key role in contributing to our community's health and wellbeing . From delivering maternal and child health services to ensuring access to open space, enforcing noise regulations to supporting community and cultural initiatives, community health, safety and wellbeing is central to everything we do.

Strategies

Council's work to achieve this Strategic Objective includes the following strategies :

1.1 Maintain and enhance Yarra's open space network to meet the diverse range of community uses
1.2 Promote a community that is inclusive, resilient, connected and enjoys strong mental and physical health and wellbeing
1.3 Provide health promoting environments that encourage healthy eating and active living
1.4 Assist to reduce the harms from alcohol and drugs on individuals and the community in partnership with State Agencies and key service providers
1.5 Promote environments that support safe and respectful sexual practices, reproductive choices and gender equity
1.6 Promote a gender equitable, safe and respectful community
1.7 Promote an effective and compassionate approach to rough sleeping and advocate for affordable , appropriate housing
1.8 Provide opportunities for people to be involved in and connect with their community

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of A healthy Yarra.

Note: Action 1.16 Panther Pavilion construction was removed from the Annual Plan by Council resolution 15 December.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
1.01 Advocate for gambling reform	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.02 Population Health Planning	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.03 Yarra Food Network	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.04 Yarra Homelessness Strategy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.05 Yarra's Community Grants	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.06 Richmond and Collingwood Youth Program Grants 2020-2021	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.07 Volunteering Strategy 2019-2023	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

Action		Start Date / End Date	
1.08	National Aged Care and Disability Reform	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.09	Gender Equity Strategy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.10	Gender Equality Act 2020	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.11	Yarra Open Space Strategy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.12	State Government suburban parks program	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.13	Reid Street Park, North Fitzroy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.14	Open space improvements King William Street, Fitzroy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.15	New open space planning and design, Cremorne	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.17	Ryan's Reserve Pavilion redevelopment	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.18	Brunswick Street Oval Precinct Redevelopment	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
1.19	Jack Dyer Pavilion Redevelopment	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

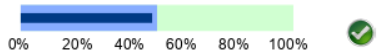
Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

1.01 Advocate for gambling reform

Council Plan initiative
Participate in the Alliance for Gambling Reform and strive to be a pokie free municipality through advocacy to state government

Action
Council will undertake advocacy to Victorian and Federal governments for gambling reform .



Branch *Social Strategy and Community Development*

Quarterly Milestones

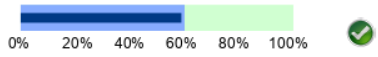
September	Continue advocacy, particularly focused on cohorts vulnerable post-COVID-19
December	Utilise the updated Health Status Report including focus on gambling impacts in Yarra , to inform Municipal Public Health and Wellbeing Plan (MPHWP) embedded in Council Plan 2021-25
March	Continue gambling reform advocacy
June	Continue gambling reform advocacy

Quarterly Progress Comments The Health Status Report has been completed and will guide the development of the MPHWP 2021-25.

1.02 Population Health Planning

Council Plan initiative
Continue to provide a range of services and work collaboratively with external groups to improve the health and wellbeing of the Yarra community

Action
Council will undertake research and produce reports to inform the next Health Plan which will be incorporated into the development of the Council Plan 2021-25



Branch *Social Strategy and Community Development*

Quarterly Milestones

September	Prepare a Health Status Report to inform Municipal Public Health and Wellbeing Plan (MPHWP) embedded in Council Plan 2021-25
December	Re-establish the Health and Wellbeing Advisory Committee to consult on the Municipal Public Health and Wellbeing Plan (MPHWP) embedded in Council Plan 2021-25 Utilise the updated Health Status Report to inform Municipal Public Health and Wellbeing Plan (MPHWP) embedded in Council Plan 2021-25
March	Produce Discussion Paper: Community health and health promotion provisioning in the City of Yarra to inform MPHWP and integrate with local community health agencies' Integrated Health Promotion Plans)
June	Continue to finalise and integrate the Municipal Public Health and Wellbeing Plan (MPHWP) into the Council Plan 2021-25

Quarterly Progress Comments The Health and Wellbeing Profile is complete. We have also produced 11 snapshots to act as communication pieces for the profile, and a COVID-19 supplement, detailing the impacts of the pandemic on Health and Wellbeing.

EOI's for membership of the Health and Wellbeing Advisory Committee to consult on the Municipal Public Health and Wellbeing Plan (MPHWP) embedded in Council Plan 2021-25, have been received and the first meeting of the group will occur late January.

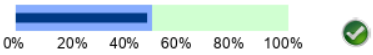
The Health Status Report is completed and ready to guide the development of the MPHWP 2021-25. Scoping of this discussion paper has commenced.

1.03 Yarra Food Network

Council Plan 2017-2021 : Year 4

Council Plan initiative
Continue to provide a range of services and work collaboratively with external groups to improve the health and wellbeing of the Yarra community

Action
Council will support a coordinated Emergency Food Relief sector in Yarra in the short term, and create a sustainable food systems approach for Yarra in the long term.



Branch *Social Strategy and Community Development*

Quarterly Milestones

September	Establish a YFN community of practice and focus initially on food relief coordination (COVID-19)
December	Host YFN meeting
March	Transition YFN to food systems approach and community of practice model
June	Host YFN meeting

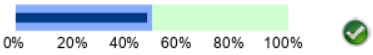
Quarterly Progress Comments The COVID-19 pandemic has left many individuals and families experiencing food insecurity, some for the first time, placing unprecedented demand on the current sector.

Building on existing partnerships in the Emergency First Response sector, officers responded to provide immediate support to address food insecurity establishing the Yarra Food Network, establishing guidelines to coordinate a whole of community partnership response to emergency food relief issues in the City of Yarra. The first meeting held in July had 32 attendees. The group continues to meet monthly working to share resources and better service coordination.

1.04 Yarra Homelessness Strategy

Council Plan initiative
Develop and adopt a Homelessness Strategy

Action
The Yarra Homelessness Strategy will look to confirm Council's commitment to social equity and justice, and aim to find practical and compassionate ways to address homelessness and foster a caring and healthy community. The strategies presented will build upon Council's current work in homelessness and be based on local governments' strengths, opportunities and capacities.



Branch *Social Strategy and Community Development*

Quarterly Milestones

September	Present Homelessness Strategy to Council for adoption
December	Promote and publicise Homelessness Strategy
March	Commence implementation of Homelessness Strategy and provide update
June	Continue implementation of Homelessness Strategy and provide update

Quarterly Progress Comments The Yarra Homelessness Strategy was adopted by Council in August 2020 and has been promoted to the community with a dedicated web page on Council's website.

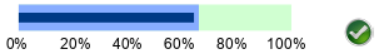
1.05 Yarra's Community Grants

Council Plan initiative
Continue to support community led activities through the provision of community grants and in-kind support

Action
Yarra provides a range of community grants to support local groups and community initiatives. Each year we distribute more than $2 million to strengthen our community and promote health and wellbeing. The grant program ranges across several areas including community development, arts and culture, environment, sport and recreation, youth and families.

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Branch *Social Strategy and Community Development*

Quarterly Milestones

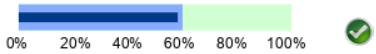
September Open Small Project Grants process
December Open Investing in Community Grants and Annual Grants processes
March Award Investing in Community Grants and Annual Grants

Quarterly Progress Comments We received 196 applications in the Annual Grants 2021 and 41 Investing in Community Grants (ICG) applications. They are currently being assessed and the recommendations will go to Council for approval in early February. The budget for the annual grant is $1,004,888 and $301,790 for the ICGs.

1.06 Richmond and Collingwood Youth Program Grants 2020-2021

Council Plan initiative
Continue to support community led activities through the provision of community grants and inkind support

Action
Council will provide 3 year's funding to Drummond Street Services Incorporated to deliver a range of programs and initiatives for young people aged 8 – 21 on the Collingwood and Richmond public housing estates.



Branch *Family, Youth and Children's Services*

Quarterly Milestones

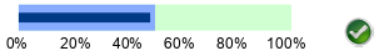
September Commence programs and activities as per Project Plan
Sign Funding Agreement 2020-23, including agreed KPIs
December Deliver programs and activities as per Project Plan, and against agreed KPIs
March Submit six-monthly Progress Report (July – December 2020) submitted
June Deliver programs and activities as per Project Plan, and against agreed KPIs

Quarterly Progress Comments The Coordinator, Youth and Middle Years has met monthly with staff from The Drum youth services. Council has a funding agreement with The Drum who have been delivering a modified program due to COVID-19 restrictions, including the delivery of monthly care packs to over 100 young people, plus online after-school programs. A return to in-person program delivery was implemented in December 2020.

1.07 Volunteering Strategy 2019-2023

Council Plan initiative
Encourage volunteering through community organisations, council's libraries and other services

Action
The Volunteering Strategy is a framework to guide Council in promoting, supporting and celebrating the active involvement of volunteering across the City of Yarra.



Branch *Social Strategy and Community Development*

Quarterly Milestones

September Provide update on the Year 1 Action Plan and seek endorsement of Year 2 Action Plan for the Volunteer Strategy 2019-2023
March Report on interim findings from the Library Services Volunteer Trial – delivering community outreach to address social isolation, digital exclusion and promote access to library services

Quarterly Progress Comments Councillors were briefed in November outlining covid impacts on the volunteering sector, the report of actions for Year 1 and the proposed actions for Year 2.

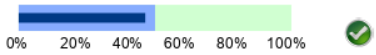
1.08 National Aged Care and Disability Reform

Council Plan 2017-2021 : Year 4

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Council Plan initiative
Continue to implement the National Aged and Disability Care reforms and develop new strategic directions for support of older people and people with disability

Action
The Federal Government is making major changes to the aged and disability care service system and this requires Council to determine its role and implement changes already announced.



Branch *Aged and Disability Services*

Quarterly Milestones

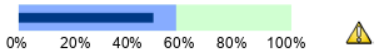
September	Finalise transition of residents in receipt of Linkages program support to Home Care Packages program
December	Establish, subject to agreement with Department of Health, community transport as a service option available to older residents under the CHSP program
March	Review progress on COVID19 CHSP meals support program with local agencies
June	Subject to Federal Government policy decisions, determine Council role in Commonwealth Home Service Program (CHSP), Home and Community Care Program for Young People (HACCPYP) and Assessment Service

Quarterly Progress Comments The request to transition Linkages funding to the Community Transport service , has been approved by the Department of Health in December. This external funding for the Community Transport service frees up Council funding to expand the service or invest in other important community services to support older people or people with disability. As occurred with a previous variation, the next step is to undertake consultation with service users to discuss the change. The key change is that a service fee would need to be introduced to Community Transport services to comply with the Commonwealth Home Support Program Guidelines.

1.09 Gender Equity Strategy

Council Plan Initiative
Continue to take a leadership role by implementing Gender Equity Strategy 2016-2021

Action
Council is progressively implementing its Gender Equity Strategy 2016-2021 to achieve its vision for an organisation which positively and proactively demonstrates a gender-inclusive culture that encourages leadership, participation and contribution from a diverse workforce. Work will commence this year to develop the next Gender Equity Strategy 2021-2026.



Branch *Organisational Culture, Capability and Diversity*

Quarterly Milestones

September	Commence planning for development of the Gender Equity Strategy 2021-2026 Continue to implement actions from the Gender Equity Strategy 2016-2021
December	Commence drafting Gender Equity Strategy 2021-2026 Continue implementation of actions from the Gender Equity Strategy 2016-2021
March	Present draft Gender Equity Strategy 2021-2026 to council for endorsement for public exhibition Continue implementation of actions from the Gender Equity Strategy 2016-2021
June	Present final Gender Equity Strategy 2021-2026 to Council for adoption

Quarterly Progress Comments Strategy review planning session completed with Diversity and Inclusion team. High level working group established with Director Community Wellbeing, Group Manager People and Culture and Manager Organisational Culture, Capability and Diversity. An Expression of Interest has been developed seeking submissions from external consultants to review the current strategy and commence drafting the new Strategy.

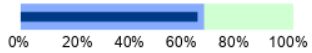
Project work continuing on actions under Year 1 and 2 of the Gender Equity Action Plan as well as ongoing work focussing on building capacity of Gender Equity Action Group and Family Violence response .

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

1.10 Gender Equality Act 2020

Council will undertake work to ensure compliance with the Gender Equality Act 2020 which aims to improve workplace gender equality across the Victoria public sector, universities and local councils.



Branch *Organisational Culture, Capability and Diversity*

Quarterly Milestones

September	Present report to Council on obligations under the Gender Equality Act
December	Commence development of systems and processes to embed obligations under Gender Equality Act
March	Commence organisational obligations under the Gender Equality Act 2020

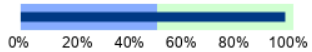
Quarterly Progress Comments Information on obligations around Gender Impact Assessments under the Gender Equality Act presented to Council as part of the report on safety in public space (Social Strategy Unit). An audit of all branches has commenced to establish the level to which current obligations have been responded to and embedded in branch operations.

1.11 Yarra Open Space Strategy

Council Plan initiatives
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, and
Prepare a Planning Scheme Amendment to introduce the open space strategy into the Yarra Planning Scheme and increase the rate of contribution towards open space (Strategic Objective 4: A liveable Yarra)

Action
The Yarra Open Space Strategy guides the future provision, planning, design and management of public open space in Yarra. The new Open Space Strategy is a renewed direction for the provision and enhancement of the open space network, including changes in community needs since the last strategy was developed. The strategy aims to achieve a cohesive, linked and well managed network of open space to meet the full range of residents' needs.

Following adoption of the new Open Space Strategy, Council will prepare a Planning Scheme amendment seeking an increase in the percentage of public open space contributions in the Yarra Planning Scheme.



Branch *City Strategy*

Quarterly Milestones

September	Present Open Space Strategy to Council for adoption
December	Formulate draft Planning Scheme amendment regarding proposed new open space contribution percentage
March	Report to Council to seek 'authorisation' from Minister for Planning for putting Planning Scheme Amendment on exhibition
June	If authorisation provided, exhibit planning scheme amendment

Quarterly Progress Comments Planning Scheme amendment C286, regarding proposed new open space contribution percentage, was endorsed by Council and lodged with the Minister for Planning in December seeking approval to place it on exhibition. Council is waiting on a response from the Minister.

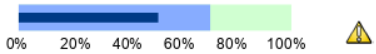
1.12 State Government suburban parks program

Council Plan initiative
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

Action
Council will undertake consultation, planning and design of two new open spaces (Cambridge Street extension and Otter Street Park) within the electorate of Richmond. This project is part of the State Government's Suburban Parks Program.

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final



Branch *City Strategy*

Quarterly Milestones

September	Commission relevant background investigations (eg. Feature & Levels Survey)
	Complete initial internal consultation
December	Complete traffic audits
	Appoint landscape architectural consultant
	Complete 'Initial Ideas' community consultation
March	Complete preliminary concept design
June	Complete road closure trial and associated community consultation

Quarterly Progress Comments Tender evaluation completed and landscape architectural consultant and preferred consultant teams nominated.

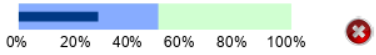
Formal engagement for Cambridge Street is in progress and confirming best and final offer for Otter Street .

Traffic audits are not able to be commissioned until traffic to returns to normal conditions . Estimated date is March 2021 onwards pending guidance from Department of Transport .

1.13 Reid Street Park, North Fitzroy

Council Plan initiative
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

Action
Council will construct a small local park (300sqm) in Reid Street, Fitzroy North, providing additional open space for the local community.



Branch *City Strategy*

Quarterly Milestones

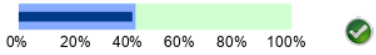
September	Complete internal consultation
	Prepare preliminary concept design
December	Complete community consultation for concept design
March	Complete documentation
	Engage contractor
June	Complete construction works

Quarterly Progress Comments Final edits to Preliminary Concept in progress following internal review by City Strategy.
Community consultation programmed to commence late January 2021 and will run for 4 weeks.

1.14 Open space improvements King William Street, Fitzroy

Council Plan initiative
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

Action
Council will undertake a feasibility study for open space improvement at the Condell Street and Young Street Community Hub.



Branch *City Strategy*

Quarterly Milestones

September	Establish key working group

Council Plan 2017-2021 : Year 4

	Complete internal stakeholder engagement
December	Complete workshops and engagement with key external stakeholders
March	Prepare functional layouts
	Progress community consultation
June	Complete consultation
	Agree functional layouts

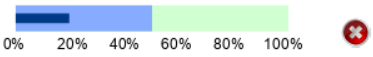
Quarterly Progress Comments Review of the scope of the project determined that the external engagement and workshops were adequately addressed in the Brunswick Streetscape master plan consultation process in 2019 and that the next phase of engagement and consultation will occur during the design phase. The design phase is currently the subject of a Capital Works budget bid for 2021/22.

1.15 New open space planning and design, Cremorne

Council Plan initiative
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

Action
Council will prepare design documentation for park extension and redevelopment of the following sites:

- Gwynne Street, Cremorne – small public space on the corner of Gwynne and Stephenson Street
- Stephenson Reserve, Cremorne – small public space on the corner of Dover and Stephenson Street



Branch *City Strategy*

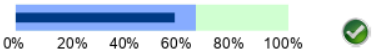
Quarterly Milestones

September	Complete preliminary concept design and internal consultation (Gwynne Street)
	Prepare preliminary concept design and complete internal consultation (Stephenson Reserve)
December	Complete community consultation for concept design (Gwynne Street)
	Complete community consultation for concept design (Stephenson Reserve)
March	Complete documentation and engage contractor (Stephenson Reserve)
	Complete final design (Gwynne Street)
June	Complete construction works (Stephenson Reserve)
	Complete tender documentation (Gwynne Street)

Quarterly Progress Comments Concept design for Gwynne Street and Stephenson Reserve completed and internal consultation almost complete. Awaiting some traffic analysis input which is unable to be undertaken due to changed traffic activity resulting from COVID. This work is proposed to occur early in 2021.

1.17 Ryan's Reserve Pavilion redevelopment

Redevelopment of the Ryan's Reserve netball and tennis centre pavilion including public toilet facilities , to complement the recently renewed courts.



Branch *Building and Asset Management*

Quarterly Milestones

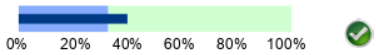
September	Issue tender for design and construction
December	Award tender for design and construction
March	Submit town planning application for new pavilion

Quarterly Progress Comments The tender was advertised on 31 October 2020 and closed on 11 December. Tender evaluation is well progressed and award of the tender is expected in February 2021. The design and construct contract form to support the procurement of a modular pavilion is a new approach for Council and the assembly of tender documents including the standard form of agreement attached to the tender took a little longer than anticipated.

1.18 Brunswick Street Oval Precinct Redevelopment

Council Plan 2017-2021 : Year 4

Council will undertake a major redevelopment that addresses the grandstand, tennis club and courts (being the original and continuously operated sporting facilities in Edinburgh Gardens) along with the community rooms. The Edinburgh Gardens Sporting Community (EGSC) has secured $6.5 million funding from the State government for the redevelopment of the buildings in this precinct, to be administered through Sport and Recreation Victoria (SRV). The EGSC comprises the Edinburgh Cricket Club, Fitzroy Football Club, Fitzroy Junior Football Club, and Fitzroy Tennis Club.



Branch *Building and Asset Management*

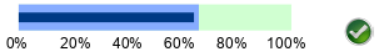
Quarterly Milestones

September	Submit heritage permit and town planning applications
March	Commence detailed design documentation (subject to heritage and town planning outcomes)
June	Finalise detailed design and documentation

Quarterly Progress Comments Heritage registration extent change and updated draft of Conservation Management Plan for Edinburgh Gardens has been completed. Development of design for heritage and town planning permit applications undertaken. Pre-application meeting has been held with Heritage Victoria as a pre-cursor to heritage application lodgement, with feedback from Heritage Victoria being worked through in detail to respond with design changes and additional information in the application to be submitted.

1.19 Jack Dyer Pavilion Redevelopment

Construction of a new replacement Jack Dyer Pavilion (in Citizens Park, Richmond) to provide modern and fit-for-purpose facilities and amenities for sporting clubs and the general community.



Branch *Building and Asset Management*

Quarterly Milestones

September	Award tender for construction
December	Commence contractor on-site and demolition
March	Commence construction

Quarterly Progress Comments Tender for redevelopment of pavilion was awarded on 15 September 2020. Contractor has commenced on site and demolition works were completed in late November 2020.

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

2 . An inclusive Yarra

a place where…Inclusion, diversity and uniqueness are welcomed, respected and celebrated

Identity was a passionate and recurring theme throughout community consultation for the Council Plan. Our community values its diversity. Creating a safe place where people of all ages, genders, sexualities, abilities, cultures and backgrounds feel welcome and connected is a priority for Council.

Strategies

Council's work to achieve this Strategic Objective will include the following strategies :

2.1 Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community
2.2 Remain a highly inclusive Municipality, proactive in advancing and advocating for the rights and interests of specific groups in the community and community issues
2.3 Continue to be a local government leader and innovator in acknowledging and celebrating Aboriginal history and culture in partnership with Traditional Owners
2.4 Acknowledge and celebrate our diversity and people from all cultural backgrounds
2.5 Support community initiatives that promote diversity and inclusion

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of An inclusive Yarra.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
2.01 LGBTIQ+ Strategy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
2.02 Community support, resilience and recovery	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
2.03 Yarra Physical Activity Plan	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
2.04 Active and Healthy Ageing Strategy and Action Plan	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
2.05 Access and Inclusion Plan	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
2.06 Yana Ngargna Plan 2020-2023	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

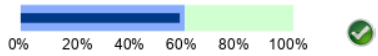
Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

2.01 LGBTIQ+ Strategy

Council Plan initiative
Advocate to support social justice and community issues including preventing family violence, LGBTIQ+ rights and welcoming refugees

Action
Council will seek community feedback on and adopt a whole-of-Council LGBTIQ+ strategy.



Branch *Organisational Culture, Capability and Diversity*

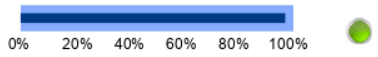
Quarterly Milestones

September	Present draft LGBTIQ+ Strategy to Council for endorsement
	Complete public exhibition of draft LGBTIQ+ Strategy
December	Present final LGBTIQ+ Strategy to Council for endorsement
March	Commence implementation of Year 1 Action Plan
June	Continue implementation of Year 1 Action Plan

Quarterly Progress Comments The LGBTIQ+ Strategy was endorsed by Council in December 2020.

2.02 Community support, resilience and recovery

Council adopted the City of Yarra COVID-19 Community and Economic Support Package on 2 April 2020. The package entails a mix of new Council initiatives or enhanced services, foregoing of income in various forms, and the granting of funds to community organisations and local businesses. A total of $688k was distributed to the local community through grants in 2019/20. In 2020/21, there is $1.1167M remaining in the Emergency Community Support Fund and $340k remaining to deliver co-produced initiatives to promote local economic recovery



Branch *Social Strategy and Community Development*

Quarterly Milestones

September	Award Bridging the digital divide – small and medium-sized grants
	Award Material Aid Grants – Round 1
	Award Addressing Family Violence grants
	Award Recovery For Our Creative Community – small-sized grants
December	Award Tackle Social Isolation And Promoting Community Connection – medium-sized grants
	Award Material Aid Grants – Round 2
	Award Tackle social isolation and promoting community connection – small-sized grants
	Award Recovery For Our Creative Community – medium-sized grants

Quarterly Progress Comments A second round of Food Security Grants was instigated to help support not-for-profit organisations to help address local food insecurity. The Grants opened in quarter one on 2 September 2020 and closed on 16 September 2020, with a funding pool of $200,000. There were eighteen applications submitted and the total requested funding was $440,500. In November (quarter 2) eleven organisations were funded, with eight just receiving grant moneys and four, which service specific population cohorts, allocated a further $72,736 from CHSP funding (including cohealth who didn't receive a grant).

The STIMULATE Creative Grant Program is a $200,000 commitment to promote recover for our creative community through investing in a creative-led re-imagination of our community. Applications for this program closed on 4 October. A total of 201 applications were received, requesting $2,094,720 in funding. Given the extraordinary level of request for this extraordinary round, 28 applications to the total of $220,000 have been recommended for funding.

The Local Business and Precinct Support Fund, which is valued at $320k, was drawn upon for two rounds of Precinct Business Recovery Grants. These grants support groups of businesses or community members with businesses to deliver projects which aim to activate, promote, or enhance our retail and services

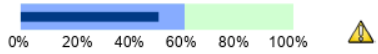
precincts. In the second round eight projects were awarded funding, these are: Experience Japan in Yarra (Brunswick and Smith Streets), The Smith Street Artisan Christmas Market, Yarra Beer Trail across Collingwood, Creative Corner on Brunswick Street, Queens Parade Christmas Shopping Day, North Fitzroy Village - Your Hood with the Good and Gertrude Saturdays, People of Gertrude Street. One application related to Bridge Road Precinct was sent to the Traders Association for assessment and potential funding of $20,000

There has not been grantmaking in relation to bridging the digital divide (i.e. access to internet for under resourced communities). The Victorian Department of Education and Training has been providing laptops and other hardware to local state secondary school pupils in need of devices; and, officers are also working with NBN Co on the means by which broadband internet could made more accessible and affordable for public housing residents within the City of Yarra.

This milestone to award grants to tackle social isolation was established early in 2020, at that time Council grants were considered the only option. The intent of the action has been met through the extensive work achieved by Yarra libraries, Family Youth and Children's Services, Aged and Disability Services and the establishment Yarra Community Action and Social Isolation initiative network led by the Neighbourhood Justice Centre (which specifically target social isolation, made up of more than 30 agencies, and funded by Department of Health and Human Services).

2.03 Yarra Physical Activity Plan

Develop a physical activity action plan to support the lifelong mental and physical health of all people who live, work, learn and play in Yarra, to combat inadequate levels of physical activity.



Branch *Recreation and Leisure Services*

Quarterly Milestones

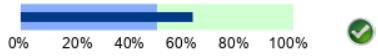
September	Draft Yarra physical activity plan Undertake research and collaboration with key stakeholders.
December	Brief Council on the Yarra physical activity plan
March	Launch the Yarra physical activity plan internally to build awareness and a One Yarra approach
June	Implement Yarra physical activity plan, including promotion to the Yarra community

Quarterly Progress Comments Physical Activity plan is being drafted following extensive research and internal stakeholder consultation . A report is being prepared for presentation to Councillors' Briefing in the next quarter.

2.04 Active and Healthy Ageing Strategy and Action Plan

Council Plan initiative
Work with the community and other levels of government and advocate to challenge discrimination , and address disadvantage, whether based on income, age, gender, sexuality, cultural background, religion or abilities

Description
Council will work with key stakeholders to develop the 2020-2022 Active and Healthy Ageing action plan.



Branch *Aged and Disability Services*

Quarterly Milestones

September	Undertake consultations with key stakeholders on the 2020-2022 Active and Healthy Ageing Action Plan
December	Complete the 2020-2022 Active and Healthy Ageing Action Plan
March	Work with the Dementia Alliance to continue developing a dementia friendly community
June	Complete recruitment and training of community connectors as part of the Healthy Ageing project

Quarterly Progress Comments A draft Active and Healthy Ageing Plan has been developed and scheduled for presentation to Executive in February 2021.

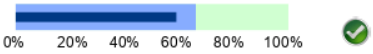
Council Plan 2017-2021 : Year 4

The Dementia Alliance was established prior to Covid 19 and action planning and meetings have been deferred due to Covid 19 with members reluctant to engage virtually at this stage.

2.05 Access and Inclusion Plan

Council Plan initiative
Work with the community and other levels of government and advocate to challenge discrimination , and address disadvantage, whether based on income, age, gender, sexuality, cultural background, religion or abilities

Action
Council will work with key stakeholders to develop the 2020-2022 Access and Inclusion Plan.



Branch *Aged and Disability Services*

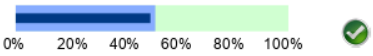
Quarterly Milestones

September	Undertake consultations with key stakeholders on the 2020-2022 Access and Inclusion Action Plan
December	Complete the 2020-2022 Access and Inclusion Action Plan
March	Implement HACCPYP funded project to identify and support residents who are eligible but not accessing home based services.
Quarterly Progress Comments	A draft Access and Inclusion Plan has been developed and is scheduled for presentation to Executive in February 2021.

2.06 Yana Ngargna Plan 2020-2023

Council Plan initiative
Implement the Aboriginal Partnerships Plan [renamed Yana Ngargna* Plan (*meaning Continuing Connection)]

Action
The Yana Ngargna Plan 2020-2023, developed through extensive consultation, lays the foundation for Council's partnerships and collaborative projects with the local Woi Wurrung , Aboriginal and Torres Strait Islander community. Council adopted the Yana Ngargna Plan in 2019/20 and will continue to implement the Year 1 action plan and adopt the Year 2 action plan.



Branch *Organisational Culture, Capability and Diversity*

Quarterly Milestones

September	Continue implementation of the 52 actions in the 2020 Yana Ngargna Year 1 Action Plan (calendar year) ensuring adaptions are made, where possible to meet Covid-19 restrictions
December	Commence report to Council on implementation of the actions in the 2020 Yana Ngargna Year 1 Action Plan (calendar year) Commence planning for the 2021 Yana Ngargna Year 2 Action Plan
March	Present 2021 Yana Ngargna Year 2 Action Plan to Council for adoption Present report to Council on the 2020 Yana Ngargna Year 1 Action Plan Present 2021 Yana Ngargna Year 2 Action Plan to Council for adoption
June	Continue implementation of the 2021 Yana Ngargna Year 2 Action Plan
Quarterly Progress Comments	Planning for the Year 2 Action Plan has commenced with members of the internal RAP working group submitting their actions for 2021. Report on the progress of the Year 1 Action Plan is underway with progress reports being collected from a number of officers.

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

3 . A sustainable Yarra

a place where…Council leads on sustainability and protects and enhances its natural environment

As Victoria's first carbon-neutral council, we are proud of our commitment to sustainability. Protecting our natural environment and supporting our community to reduce its environmental footprint will continue to be a priority for Council.

Strategies

Council's work to achieve this Strategic Objective will include the following strategies :

3.1 Investigate strategies and initiatives to better manage the long term effects of climate change
3.2 Support and empower a more sustainable Council and Community
3.3 Lead in sustainable energy policy and deliver programs to promote carbon neutral initiatives for the municipality and maintain Council as a carbon neutral organisation.
3.4 Reduce the amount of waste-to-landfill with a focus on improved recycling and organic waste disposal
3.5 Promote responsible water usage and practices
3.6 Promote and facilitate urban agriculture with a focus on increasing scale and uptake in the community
3.7 Investigate strategies and initiatives to improve biodiversity

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of A sustainable Yarra.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
3.01 Climate Emergency	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
3.02 Embedding Sustainability	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
3.03 Integrated Water Management Plan	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
3.04 Stormwater Harvesting Schemes feasibility study and concept design	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
3.05 Glass Bin Service	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

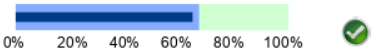
Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Council Plan 2017-2021 : Year 4

3.01 Climate Emergency

Council Plan Initiatives
Promote programs that monitor and reduce emissions across the municipality and strive to achieve carbon neutral status, and
Continue to invest in initiatives to reduce energy use and emissions from Council operations

Action
Council adopted its first Climate Emergency Plan in 2019/20. This year, Council will mobilise and enable our community to take effective climate action



Branch *Sustainability*

Quarterly Milestones

September	Commence development of a '100% Renewable Yarra' campaign which supports renewable energy uptake in the community
December	Provide status report on progress against the adopted Climate Emergency Plan actions
	Brief Councillors on a draft climate action program designed to enable and support the community to lead and participate in climate action
	Submit documentation for Council to remain a certified carbon neutral Council
March	Continue with implementation of CEP programs as budget allows
June	Update Council on the status of implementation of the Climate Emergency Plan actions

Quarterly Progress Comments

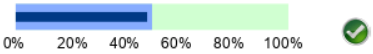
Councillors have been briefed on the climate action program via various updates in eBulletin and have been provided with the Climate Emergency Plan 6-month progress report in December 2020.

Documentation to remain a certified carbon neutral Council was submitted to Climate Active in December 2020.

3.02 Embedding Sustainability

Council Plan Initiative
Embed adaptation sustainability across Council decision making processes

Action
Council will continue to embed sustainability and adaptation across its strategies, policies, and decision making processes.



Branch *Sustainability*

Quarterly Milestones

September	Update QBL tool, training, and Climate Adaptation Guidance Tool to align with Climate Emergency Plan commitments
December	Further integrate sustainability into Council's corporate planning processes
March	Embed climate adaptation considerations into all new budget bids (discretionary projects and strategies)
	Engage Councillors in future strategic work for managing improved sustainability

Quarterly Progress Comments

Works have occurred to integrate sustainability further into Council Planning processes including :

- Updating the QBL Tool to include Gender Equity and Heritage factors more strongly
- Working with project sponsors in new plan development
- Further strengthening the integration into the project budget bidding process
- Including sustainability as a key foundational plank in the new Council Plan and visioning process

Most notably, in addition to the above, the internal ownership of the QBL Tool and strategic work to integrate sustainability into Council's corporate planning processes has been taken on by the Corporate Planning and Performance team – enhancing its status and integration to other processes.

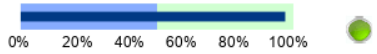
3.03 Integrated Water Management Plan

Council Plan 2017-2021 : Year 4

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Council Plan Initiative
Continue to implement and promote evidence based water conservation initiatives

Action
Council will consult the community to develop an Integrated Water Management Plan.



Branch *Infrastructure Traffic and Civil Engineering*

Quarterly Milestones

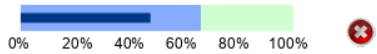
December Undertake public consultation to capture the community's priorities and feedback
June Report to Council on the findings of the public consultation and the final Integrated Water Management Plan for endorsement

Quarterly Progress Comments Council adopted the Water Management Plan in September 2020.

3.04 Stormwater Harvesting Schemes feasibility study and concept design

Council Plan Initiative
Continue to implement and promote evidence based water conservation initiatives

Action
Council will investigate the feasibility of introducing storm water harvesting schemes at Council operated open spaces and venues.



Branch *Infrastructure Traffic and Civil Engineering*

Quarterly Milestones

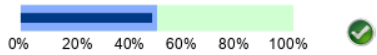
September Prepare a project brief to investigate the feasibility of introducing stormwater harvesting schemes at Council-operated open spaces and venues
December Report to Council on the results of the investigation and nominate 3 sites to proceed
June Finalise the concept designs for the 3 nominated sites

Quarterly Progress Comments Council has received a grant of $50k from Melbourne Water to expand our investigation into the feasibility of introducing stormwater harvesting schemes at all Council operated open spaces across the whole of the municipality. This was not the original scope of the project and has required additional work that has delayed the completion of the milestone.

3.05 Glass Bin Service

Council Plan Initiative
Reduce volume of kerbside waste collection per capita by behaviour change programs and increase of recycling

Action
Roll out of a glass-only bin across Yarra to provide a kerbside recycling system that will allow the separation of recycled glass out of the recycling bin.



Branch *City Works*

Quarterly Milestones

September Deliver the Community Engagement Program to inform the community about the roll out
December Complete implementation of the glass-only bin across Yarra
March Audit the recycling bin material and the glass bin material
June Provide a status report to Council on the new service and outcomes to date

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Quarterly Progress Comments	Community engagement program delivered and roll out of glass recycle bins has been completed and the service has commenced.

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final

4 . A liveable Yarra

a place where... Development and growth are managed to maintain and enhance the character and heritage of the city

With demand for inner city housing increasing, Council is mindful of the importance of balancing the needs of new and existing residents, and ensuring that development does not encroach on the amenity or heritage of our city.

Strategies

Council's work to achieve this Strategic Objective includes the following strategies:

4.1 Protect Yarra's heritage and neighbourhood character
4.2 Actively plan for Yarra's projected growth and development and advocate for an increase in social and affordable housing
4.3 Plan, promote and provide built form, open space that is accessible to all ages and abilities
4.4 Protect Council assets through effective proactive construction management
4.5 Encourage and promote environmentally sustainable building, urban design, place-making and public realm outcomes
4.6 Provide direction and improve decision making on infrastructure projects through the application of the Strategic Community Infrastructure Framework
4.7 Encourage engagement with the community when developments are proposed

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of A liveable Yarra.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

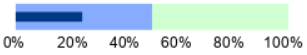
Action		Start Date / End Date	
4.01	Progress the Yarra Planning Scheme rewrite	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
4.02	Built Form Analysis for Major Activity Centres	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
4.03	Structure Planning for Major Activity Centres	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
4.04	Built Form Analysis for Heidelberg Road, Alphington	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
4.05	Develop a framework for management of Council's own heritage assets	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

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Council Plan 2017-2021 : Year 4

4.01 Progress the Yarra Planning Scheme rewrite

The Planning Scheme sets out how land can be used, developed and protected. Council has been working on a major rewrite of the Planning Scheme to update areas of local policy that needed to be strengthened. This year Council will finalise the draft Planning Scheme



Branch *City Strategy*

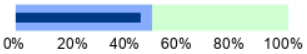
Quarterly Milestones

September	Exhibit Planning Scheme Amendment (if 'authorisation' provided)
December	Brief Councillors on submissions received (if authorisation provided)
March	Consider and prepare response to submissions
June	Report back to Council post-exhibition regarding submissions and recommend final planning scheme provisions
Quarterly Progress Comments	Exhibition of the Amendment was extended until 4 December 2020. Over 400 submissions have been received and officers have commenced a review in preparation for the briefing of Councillors .

4.02 Built Form Analysis for Major Activity Centres

Council Plan Initiative
Prepare a built form analysis as part of the preparation of structure plans for major activity centres

Action
Council will prepare Built Form Analysis for Alexandra Parade, Fitzroy West and Victoria Parade to inform Structure Plans for the Brunswick Street/Smith Street Major Activity Centres in Yarra and to support the future preparation of Design and Development Overlays in the Yarra Planning Scheme.



Branch *City Strategy*

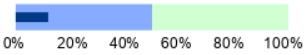
Quarterly Milestones

September	Complete Built Form Framework for Alexandra Parade, Fitzroy West and Victoria Parade
December	Finalise amendment documentation for interim planning controls
March	Report to Council to seek Council resolution to request interim controls from the Minister for Planning
June	Provide an update to Councillors on the status of the request to the Minister
Quarterly Progress Comments	Background documents completed and amendment documentation for interim planning controls are currently being finalised.

4.03 Structure Planning for Major Activity Centres

Council Plan Initiative
Continue to develop structure plans for Yarra's major activity centres which build on the unique character of each precinct

Action
Council will prepare Built Form Analysis and Structure Plans for Major Activity Centres in Yarra to support the future preparation of Design and Development Overlays in the Yarra Planning Scheme.



Branch *City Strategy*

Quarterly Milestones

September	Complete background analysis report for Victoria Street and Bridge Road
December	Complete outline of draft structure plans
March	Brief Council on consultation with the community to inform the draft structure plans

Council Plan 2017-2021 : Year 4

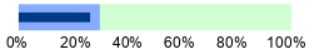
June Complete draft Structure Plan

Quarterly Progress Comments Project put on hold as Council considers Minister invitation to establish a Standing Advisory Committee.

4.04 Built Form Analysis for Heidelberg Road, Alphington

Council Plan initiative
Develop planning controls for Heidelberg Road, Alphington in conjunction with Darebin Council

Action
Council will preparation and exhibit a Local Area Plan and permanent planning controls for Heidelberg Road, Alphington.



Branch *City Strategy*

Quarterly Milestones

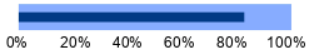
September Liaise with Darebin Council officers on a draft Local Area Plan
December Work with Darebin Council officers to complete the draft Local Area Plan
March Commence preparation of permanent planning scheme provisions
June Report to Council on draft Planning Scheme provisions recommending a preferred option to seek permanent controls

Quarterly Progress Comments Council completed the draft Local Area Plan as it relates to Yarra and Darebin Council is working on their part of the project.

4.05 Develop a framework for management of Council's own heritage assets

Council Plan initiative
Strengthen the protection of Yarra's heritage through the planning scheme, education, and resource provision

Action
Council will identify and list its heritage assets and understand their heritage attributes so that their management can be integrated with Council's asset management framework and processes.



Branch *CEO Office*

Quarterly Milestones

September Present a draft framework to Executive
December Present a draft framework to Council

Quarterly Progress Comments The Draft Framework has been completed and is scheduled to be presented to Executive late January, before going to Council Briefing in March and Council Meeting in April.

Council Plan 2017-2021 : Year 4

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5 . A prosperous Yarra

a place where…Local businesses prosper and creative and knowledge industries thrive

Yarra is a great place to do business and to work. Supporting local businesses and creative industries not only contributes to Yarra's economy, but also increases local employment opportunities, enhances street life and fosters community connectedness.

Strategies

Council's work to achieve this Strategic Objective include the following strategies :

5.1 Maintain and strengthen the vibrancy and local identity of retail and commercial precincts
5.2 Strengthen and monitor land use change and economic growth including new and emerging economic clusters
5.3 Create local employment opportunities by providing targeted and relevant assistance to facilitate business growth, especially for small and medium size enterprises and entrepreneurs through the attraction and retention of businesses
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
5.5 Facilitate and promote creative endeavour and opportunities for the community to participate in a broad range of arts and cultural activities
5.6 Attract and retain creative and knowledge industries in Yarra
5.7 Ensure libraries and neighbourhood houses support lifelong learning, wellbeing and social inclusion

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of A prosperous Yarra.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
5.01 Economic Development Strategy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
5.02 Develop Yarra as a Smart City	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

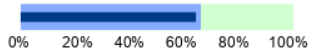
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Council Plan 2017-2021 : Year 4

5.01 Economic Development Strategy

Council Plan Initiative
Promote the benefits of doing business locally including the benefit of access by walking and cycling

Action
Council will adopt a new Economic Development Strategy outlining how Council can best support economic development by fostering greater investment and jobs growth in the municipality. Council is also providing assistance to the business community through its COVID-19 support package.



Branch *City Strategy*

Quarterly Milestones

September	Continue to support local business through COVID-19 period and assist where Council has the ability in recovery period Report to Council on outcomes of community consultation process Undertake consultation on draft Economic Development strategy
December	Finalise draft strategy and report back to Council seeking adoption of new Economic Development Strategy
March	Commence implementation of Economic Development Strategy action plan
June	Continue implementation of Economic Development action plan and report progress to Council

Quarterly Progress Comments

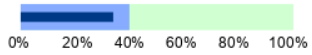
A report was presented to Council on outcomes of the community consultation process. Council adopted the Economic Development Strategy 2020-2025 in September 2020.

Council has supported the State Government's request for extended outdoor dining by offering multiple ways to increase their outdoor trading space. In conjunction $160,000 in precinct support grants was made available to help revitalise our mainstreets.

5.02 Develop Yarra as a Smart City

Council Plan Initiative
Implement an innovation hub to bring people together to focus on creative solutions, enabling a culture of continuous improvement, innovation and collaboration, and
Develop innovative Smart City solutions in collaboration with government, industry and community which will use open data technology (Strategic Objective 7: A leading Yarra)

Action
Collaborate with the local community and relevant stakeholders to ensure Yarra becomes a Smart City which delivers a connected, informed and sustainable future.



Branch *Office of the Director City Works and Assets*

Quarterly Milestones

September	Commence the Public Safety Infrastructure Grant project in Victoria Street, Richmond
December	Host a City Works and Assets Data Strategy Workshop to explore the use of data to inform decision making and create value
March	Establish the IMAP Smart City Working Group
June	Develop a data roadmap for City Works and Assets that will enable data to be utilised to progress and inform decision making Implement Yarra Science Play within the Yarra Libraries program

Quarterly Progress Comments

Phase One of the Data Strategy Workshop is complete, with Phase Two scheduled for completion in January 2021.

The public safety infrastructure grant project commenced in July and is on track. Upcoming activities include completion of procurement and baseline data processes, internal stakeholder engagement sessions, and implementation of a community night time lighting survey and co-design workshop.

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Council Plan 2017-2021 : Year 4

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6 . A connected Yarra

a place where…Connectivity and travel options are environmentally sustainable, integrated and well-designed

Council is committed to creating a city that is accessible to all irrespective of levels of personal mobility, to support a fulfilling life without the need for a car.

Strategies

Council's work to achieve this Strategic Objective includes the following strategies:

6.1 Manage traffic movement and promote road safety within local roads
6.2 Work in partnership with Vicroads and influence traffic management and road safety on main roads
6.3 Investigate and implement effective parking management options
6.4 Improve accessibility to public transport for people with mobility needs and older people
6.5 Develop and promote pedestrian and bicycle infrastructure that encourages alternate modes of transport, improves safety and connectedness
6.6 Advocate for increased infrastructure and performance of public transport across Melbourne

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of A connected Yarra.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

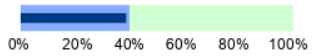
Action	Start Date / End Date	
6.01 Review parking practices and options throughout the municipality	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
6.02 Public Transport Advocacy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
6.03 LAPM Policy review	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

Council Plan 2017-2021 : Year 4

6.01 Review parking practices and options throughout the municipality

Council Plan Initiative
Continue to utilise data, technology and community consultation to inform the management of parking

Action
Council will continue to promote and educate the community on the complexity and requirements of parking within Yarra and assess the use of appropriate data in decision making.



Branch *Compliance and Parking Services*

Quarterly Milestones

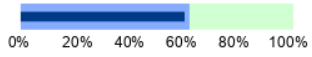
September	Review parking guidelines and enforcement practices in line with demand, occupancy rates, safety and the needs of businesses in commercial zone
December	Investigate and utilise technology options to evaluate available data to streamline enforcement practices and variable pricing options
March	Extend the roll-out of in-ground sensors and report to Council on actions taken to implement Council's policy of there being on 4 ways of legally parking in Yarra Examine and implement communication opportunities to educate the community in correct parking behaviour and Council polices
June	Examine and implement as appropriate consistent restrictions within identified commercial shopping strips
Quarterly Progress Comments	Parking officers are using sensor relay data on-street to improve enforcement practices in the three trial streets. The Team Leader and senior officers are using sensor reporting to identify improvements in enforcement in the sensor locations throughout the municipality. Reports have been developed to review street occupancy to evaluate variable pricing options. The parking guidelines and the parking enforcement policies and procedures have been reviewed and updated.

6.02 Public Transport Advocacy

Council Plan Initiative
Advocate to the State Government for improved accessibility to public transport services

Action
Advocate for improved public transport services to meet the needs of significant population growth in Yarra and advocate for:

- DDA (Disability Discrimination Act) tram stops in Bridge Road (east of Church St) and Swan Street,
- increased rollout of electric buses in routes through Yarra,
- improved interchanges amongst modes to better service users,
- trialling changed tram stop locations in Brunswick Street to assist in improved public spaces and safer cycling opportunities,
- Melbourne Metro 2 (MM2) linking the Clifton Hill rail group lines with the central city,
- NEL-Eastern Freeway busway remedying the gap east-west along Alexandra Parade, and
- bus or other public transport services for the AMCOR development and linking Victoria Street East with Richmond/Burnley.



Branch *Strategic Transport*

Quarterly Milestones

September	Continue to advocate to the State Government to require providers to increase electric buses on routes in Yarra Continue to advocate for DDA tram stops in Bridge Road east
December	Continue to advocate for east west public transport improvements along Alexandra Parade Actively advocate for changes to tram stops in Brunswick Street to enable improved public spaces and safer cycling

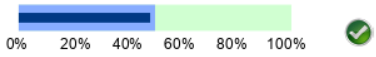
	Continue to advocate for a bus route from Burnley Station to the northern suburbs via Chandler Highway past the former AMCOR site
March	Advocate to the State Government for MM2 to connect to the Clifton Hill group of lines
	Continue to actively assist Department of Transport on any proposed improvement projects to the public transport system in Yarra
June	Continue to advocate for improved DDA compliance at train stations in Yarra
Quarterly Progress Comments	Public transport advocacy includes: A meeting with the CEO of Yarra trams to discuss the roll out of DDA trams throughout Yarra including on Bridge Road. State Government to require providers to increase electric buses on routes in Yarra . This is raised with PTV regularly as part of on going discussions about bus network planning. Changes to tram stops and safer cycling. The State Government's Covid response project includes safer cycling in Brunswick Street. A bus route from Burnley Station to the northern suburbs via Chandler Highway . The Department of Transport have submitted a business case on this initiative for consideration in the State Government budget process. The North East Link group with involvement of Council officers , are undertaking a study on bus operations which includes services along Alexander Parade.

6.03 LAPM Policy review

Council Plan Initiative
Transition Local Area Traffic Management program to Local Area Place Making programs

Action
Council will review the LAPM Policy and determine an approach which will supersede the 2017 Local Area Place Making Policy. The proposed approach:

- Aims to ensure a proactive, consistent, fair and comprehensive approach to the investigation, consultation, design, implementation and monitoring of road safety
- Establishes clearly defined road safety/traffic management objectives to allow for a robust, focused approach to addressing safety issues
- Ensures the Council's responsibility as road manager focuses on road safety and the provision of safe and accessible streets, particularly for more vulnerable road uses as the primary objective
- Demonstrates a commitment to reduce the adverse impact of motor vehicles in the local street network, to improve road safety, prioritise active transport and enhance community amenity
- Looks to gain a strategic understanding of the value of place to the community (i.e. schools, libraries, cafes, parks, shopping strips etc.) and seeks opportunities to provide safe and accessible connections and/or improved infrastructure to these places for all road users
- Allows for the majority of traffic safety treatments to be funded via external channels such as Department of Transport (DoT) and Transport Accident Commission (TAC)



Branch *Infrastructure Traffic and Civil Engineering*

Quarterly Milestones

September	Develop draft LAPM Policy following internal consultation
December	Present draft LAPM Policy to Council
March	Present final LAPM policy to Council for endorsement
June	Commence implementation of LAPM Policy
Quarterly Progress Comments	The LAPM Policy has been migrated to the Road Safety Study Policy and was presented to Council in December. Moving forward the policy will be aligned with the Placemaking Framework.

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7 . A leading Yarra

a place where…Transparency, performance and community participation drive the way we operate

Council is committed to change through an energised, cohesive team of professionals, recognised for our leadership, innovation and service.

Strategies

Council's work to achieve this Strategic Objective includes the following strategies:

7.1 Ensure Council's assets and financial resources are managed responsibly to deliver financial sustainability
7.2 Continue to develop a culture of continuous improvement and innovation
7.3 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
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 to and participate in Council planning and decision making processes with a focus on young people, hard to reach and traditionally underrepresented communities
7.6 Enable greater transparency and access to the conduct of Council Meetings
7.7 Develop innovative Smart City solutions in collaboration with Government, Industry and Community which will use open data technology
7.8 Continue a 'customer centric' approach to all service planning and delivery
7.9 Advocate for the best interests of our community

The following actions are being undertaken in 2020/21 to work toward achieving Council's strategic objective of A leading Yarra.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
7.01 Develop Governance Rules	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
7.02 Develop a Public Transparency Policy	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
7.03 Develop a Community Vision	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
7.04 Our Voice, Our Actions, Our Customer Experience (CX): CX Program 2020-2022	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
7.05 Mid-Year Budget Review	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
7.06 Business Improvement	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%
7.07 Your Say Yarra Youth Forums	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

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Action		Start Date / End Date	
7.08	Develop and implement the Risk Management Framework	01/07/20 30/06/21	0% 20% 40% 60% 80% 100%

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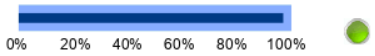
Council Plan 2017-2021 : Year 4

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7.01 Develop Governance Rules

Council Plan Initiative
Provide training and re-enforcement of good governance practices

Action
Council will develop Governance Rules to, among other things, guide the conduct of Council meetings, the disclosure of conflicts of interest, and the requirements during an election period.



Branch *CEO Office*

Quarterly Milestones

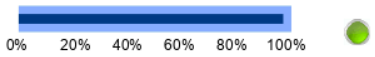
September Continue development of Governance Rules
December Present Governance Rules to Council for adoption

Quarterly Progress Comments The revised Governance Rules were adopted by Council in August 2020 after a period of public consultation.

7.02 Develop a Public Transparency Policy

Council Plan Initiative
Provide training and re-enforcement of good governance practices

Action
Council will develop a policy to give effect to the public transparency principles in the Local Government Act 2020, that sets out which information is freely available and how a member of the public may request further information.



Branch *CEO Office*

Quarterly Milestones

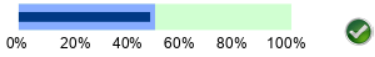
September Continue development of the Public Transparency Policy
December Present Public Transparency Policy to Council for Adoption

Quarterly Progress Comments The Public Transparency Policy was adopted by Council in August 2020.

7.03 Develop a Community Vision

Council Plan Initiative
Continue to implement strategies that enhance customer and community experience with Council across services

Action
Work with the community through a deliberative engagement model to develop a Community Vision that captures the future aspirations of our community. Our community's Vision will provide direction and guidance for all of Council's future strategic planning and demonstrate our compliance with the Victorian Local Government Act 2020 (Act).



Branch *Corporate Planning and Performance*

Quarterly Milestones

September Commence engagement with internal stakeholders on future issues and opportunities
December Commence engagement with broad community on future issues and opportunities
June Commence preparation of the Community Vision for presentation to Counci
Commence targeted, deliberative engagement with community to develop a Community Vision

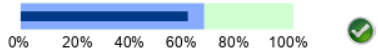
Council Plan 2017-2021 : Year 4

Quarterly Progress Comments Broad community engagement on future issues and opportunities went live in November 2020 and closes 15 January 2021. Council has received an excellent response to the 'Have your say to shape the future of Yarra'. There is a good representation across all demographics, including 'hard to reach' sections of the community.

7.04 Our Voice, Our Actions, Our Customer Experience (CX): CX Program 2020-2022

Council Plan Initiative
Continue to implement strategies that enhance customer and community experience with Council across services

Action
Our CX Program frames a three year program of internal and external service experience improvements to build our vision of 'working together to build a better experience for all' into a reality.



Branch *Customer Service*

Quarterly Milestones

September Develop Organisation wide CX competencies
December Define and select business improvement projects to demonstrate value of CX
June Define and build a business partnering model

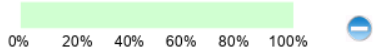
Quarterly Progress Comments A project to review customer payment channels has been determined. The project aims to improve current payment options to enable uniformity, accessibility and seamless online opportunities.

CX core competencies are included in the organisational competency framework.

7.05 Mid-Year Budget Review

Council Plan Initiative
Regularly review and update long-term financial planning to guide our budget decisions to ensure they are responsible and sustainable

Action
Council will undertake a detailed review of its mid-year financial performance compared to budget to ensure achievement of financial sustainability measures across Council and appropriate allocation of financial resources toward achievement of the Council Plan.



Branch *Finance*

Quarterly Milestones

March Review half-yearly financial actuals against budget and identify any adjustments that are required to Council's full year forecast result to be reported in the half yearly finance report to Council

Quarterly Progress Comments No milestones to report on this quarter.

7.06 Business Improvement

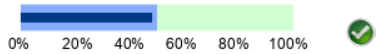
Council Plan Initiative
Continue to train staff in the application of appropriate continuous improvement methodologies.

Action
Council's Business Improvement Framework identifies the operating context, goals, key activities, outputs and outcomes to be delivered. It incorporates a stronger and more consistent approach to continuous quality improvement. Implementation of the framework and staff training in continuous improvement methodologies will ensure that Yarra's business improvement priorities are driven by a stronger customer-focussed approach.

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Branch *Corporate Planning and Performance*

Quarterly Milestones

December
Support Post Covid-19 recovery and business continuity improvement planning
Define, prioritise and action business improvement projects and activities
Design and deliver the Business Improvement Program

June
Define, prioritise and action business improvement projects and activities
Support Post Covid-19 Recovery and business continuity improvement planning
Design and deliver the Business Improvement Program

Quarterly Progress Comments

In August and September, the Business Improvement Unit facilitated Branch, Divisional Management Team and DMT+ online workshops for the Division. The purpose of this consultation for the DMT+ leadership group was to: • Consider customer impacts due to Covid 19 restrictions, reflect on and share important learnings, • Identify priority projects for the Division and consider their implementation under the banner of the CX Plan and/or other strategic priorities.

Customer Payments and Long Term Thinking were the two immediate priorities to be considered. A cross divisional Project Team has been formed to review customer payments, with the aim to develop an Action Plan by March 2021. The Long Term thinking priority has been incorporated into the Future of Work Working Group which commenced in early December 2020.

Developed process maps for the COVID Response and Recovery Team illness protocol to assist managers in understanding and incorporating COVID safe measures in their daily practice/staff management.

Ivanti – IT Service Desk - Created training framework and engagement plan for Self service portal training and roll out to primary stakeholder group. - Successful soft launch of the self service to the Corporate records team.

Learning Management System, in partnership with Organisational Development and Information Services, developed change management approach for the introduction of LMS/OWL, the new corporate training calendar. This will be launched in February 2021.

Delivery of online training for Introduction to Process Mapping was a key focus for the BIU. Process mapping offers a visual representation of business processes so they can be better understood, adapted and improved. It helps to ensure transfer of knowledge, consistency and transparency across the organisation. An easy to use software – Promapp – is used to assist in the training for process mapping.

A total of 12 online training sessions were facilitated with 44 participants. Follow up training and support is provided by the BIU to all participants. To date, approximately 300 business processes have been documented for the organisation. Planning for expanded delivery of the Improvement Program is underway for 2021.

Support for Post Covid-19 recovery and business continuity activity included: - Supported the IS Branch in the prioritisation of approximately 300 items of hardware to ensure working from home for officers- • Actively participated in Future of Work conversations for Corporate Planning and Performance, - Assisted in the formation and implementation of the corporate Future of Work Working Group.

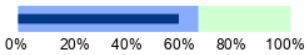
7.07 Your Say Yarra Youth Forums

Council Plan Initiative
Promote programs to educate and encourage young people in decision making and participation in their local community

Action
Council will develop an advisory and engagement platform for young people to engage with Council and Councillors.

Council Plan 2017-2021 : Year 4

2020/21 Annual Plan Quarterly Progress Report - December Final



Branch *Family, Youth and Children's Services*

Quarterly Milestones

September	Establish online platform for young people to have their say on issues affecting them in Yarra , and contribute to community consultations (via Your say Yarra website)
December	Provide advocacy and media training for young people
June	Support young people to meet with Councillors via Your Say Yarra Youth Forums (min. 4 per year)

Quarterly Progress Comments

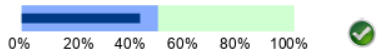
This quarter Council partnered with the Department of Health and Human Services, Department of Education and Training and The Drum to deliver "Yarra Youth @ Front", a series of youth led discussions with key Executives from local and state government and the community sector. These forums will identify key current priority areas for young people in the City of Yarra and produce a report and recommendations to inform future work.

In October, the Yarra Youth Ambassadors hosted a Mental Health Awareness Forum attended by Youth Ambassadors, young people, parents and Mental Health professionals. The forum focused on creating awareness on mental health in the community, culturally safe and competent responses to Mental Health issues, barriers to Mental Health and resources/supports available to assist people experiencing poor Mental Health.

In October The Cities People Love (a not-for-profit organisation) held a workshop with Councils Youth Ambassadors to support young people in Yarra to better articulate their vision for our City. The Cities People Love's is a new not-for-profit initiative established to create a more informed and inclusive discussion about the future of our cities.

7.08 Develop and implement the Risk Management Framework

Council will develop and implement a Risk Management Framework.



Branch *Risk and Safety*

Quarterly Milestones

September	Present Risk Management Framework to Executive for approval
December	Develop Risk Management training program
March	Complete Risk Management training program
June	Review effectiveness of Risk Management Framework

Quarterly Progress Comments

The decision was made to go out to the organisation to consult on the risk matrix and framework prior to presentation to Executive and audit committee.

Development of the Risk Management training program has been completed.

Attachment 1 - 2020/21 Annual Plan Quarterly Progress Report-December Final

12.12 December 2020 Finance Report (including Mid-Year Budget Review)

Reference: D21/11814
Authoriser: Director Corporate, Business and Finance

Purpose

1. For Council to note the December 2020 Finance Report (including mid-year budget review),
2. To provide Councillors with the end-of-year forecast position for 2020/21.

Background

3. The December 2020 Finance report (including mid-year budget review) is provided at **Attachment 1** for noting and discussion.
4. The December 2020 Capital Adjustments Running Table is provided at **Attachment 2** for noting.

Finance Report – December 2020 (Attachment 1)

5. As at 31 December 2020 Council is favourable to YTD budget by $5k. This result is predominantly due to the following areas:
   (a) Higher YTD operating grants received of $3.1m, mostly due to unbudgeted grants for Working for Victoria, outdoor dining, kindergarten support activities and the glass bin rollout. The corresponding expenses are reflected in the forecast for the remainder of the year;
   (b) Higher YTD capital grants received of $1.0m, mostly due to unbudgeted grant received for Ramsden Reserve Stormwater Harvesting, and grant income for Jack Dyer Pavilion - Citizens Park being received earlier than budgeted;
   (c) Higher YTD net gain on disposal of property, infrastructure, plant and equipment of $2.5m, mostly due to unbudgeted sale of discontinued roads;
   (d) Lower YTD materials and services expenditure of $3.1m, mainly due to delays in the timing of contract payments. These are expected to be incurred later than budget; and
   (e) Lower YTD bad and doubtful debts of $1.3m, due to the impact of the COVID-19 pandemic on the value and number of parking infringements being issued. This has resulted in a reduction in expected doubtful debts expense.
6. These favourable outcomes are offset by unfavourable variances of:
   (a) Lower YTD parking income of $7.3m, mostly due to a decline in parking activity as a result of the COVID-19 pandemic; and
   (b) Lower YTD user fees of $4.6m, mostly due to the impact of reduced fee income from childcare and leisure (including Burnley Golf Course), which is a result of mandatory facility closures in response to the COVID-19 pandemic and reduced operating capacity upon reopening.

2020/21 Full year forecast – December 2020 (Attachment 1)

7. As at 31 December 2020, from a forecast year-end position, Council is anticipating a full year operating deficit of $12.4m, unfavourable to budget by $8.4m. This result is due to:
   (a) Lower than budgeted parking income of $8.5m, reflecting the YTD position;
   (b) Lower than budgeted user fees of $4.5m, reflecting the YTD position;
   (c) Lower than budgeted capital grant income of $2.5m, mostly due to due to the removal of two grants that were received last financial year; and

(d) Higher than budgeted employee costs of $2.6m, largely attributable to the Working for Victoria project which is offset by operating grant income.

8. These unfavourable outcomes are offset by:

(a) Higher than budgeted operating grant income of $4.4m, mostly due to unbudgeted grants, including Working for Victoria, outdoor dining, etc.;

(b) Higher than budgeted net gain or on disposal of property, infrastructure, plant and equipment of $2.9m, mostly due to unbudgeted sale of discontinued roads; and

(c) Lower than budgeted bad and doubtful debts of $2.0m resulting from the reduced value and number of parking infringements being issued. This has resulted in a reduction in expected doubtful debts expense.

9. Based on the forecast financial position, Council does not have any potential to fund additional projects in 2020/21.

External Consultation

10. No external consultation was required.

Internal Consultation (One Yarra)

11. This report has been presented to the Executive Group on Wednesday 3 February 2021.

Financial Implications

12. As at 31 December 2020, from a forecast year-end position, Council is anticipating a full year operating deficit of $12.4m.

Economic Implications

13. No implications.

Sustainability Implications

14. No implications.

Social Implications

15. No implications.

Human Rights Implications

16. No implications.

Communications with CALD Communities Implications

17. No implications.

Council Plan, Strategy and Policy Implications

18. No implications.

Legal Implications

19. No implications.

Other Issues

20. No implications.

Options

21. No options.

Conclusion

22. As at 31 December 2020, from a forecast year-end position, Council is anticipating a full year operating deficit of $12.4m.

23. Based on the forecast financial position, Council does not have any potential to fund additional unbudgeted discretionary projects in 2020/21.

RECOMMENDATION

1. That Council notes the December 2020 Finance Report.

CONTACT OFFICER: **Wei Chen**
TITLE: **Acting Chief Financial Officer**
TEL: **9426 3129**

Attachments

1⇩ Finance Report - December 2020
2⇩ Capital Adjustments Running Table - December2020 Q2(3)

Attachment 1 - Finance Report - December 2020

Finance Report

for the period
1 July 2020 to 31 December 2020

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Dashboard

Income Statement	Full Year Adopted Budget	YTD Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)
	$'000	$'000	$'000	$'000	%	$'000	$'000	%
Revenue from ordinary activities								
Rates and charges	115,869	115,398	115,415	17	0.0%	115,869	-	0.0%
Statutory fees and fines	25,454	13,671	6,358	(7,313)	-53.5%	17,004	(8,450)	-33.2%
User Fees	25,427	13,243	8,644	(4,599)	-34.7%	20,927	(4,500)	-17.7%
Reimbursements	1,074	601	408	(193)	-32.1%	1,035	(39)	-3.6%
Grants - Operating	14,399	6,700	9,765	3,065	45.7%	18,836	4,437	30.8%
Grants - Capital	4,169	118	1,142	1,024	867.8%	1,679	(2,490)	-59.7%
Contributions - OSR	4,500	2,250	2,129	(121)	-5.4%	4,500	-	0.0%
Contributions - Other monetary	1,156	125	383	258	206.4%	1,056	(100)	-8.7%
Net gain/(loss) on disposal	160	(48)	2,446	2,494	-5195.8%	3,080	2,920	1825.0%
Other Income	1,204	380	413	33	8.7%	1,311	107	8.9%
Total Revenue	**193,412**	**152,438**	**147,103**	**(5,335)**	**-3.5%**	**185,297**	**(8,115)**	**-4.2%**
Expenses from ordinary activities								
Employee Costs	90,028	45,565	44,925	640	1.4%	92,649	(2,621)	-2.9%
Materials and services	75,039	35,758	32,666	3,092	8.6%	74,395	644	0.9%
Bad and doubtful debts	5,000	2,500	1,188	1,312	52.5%	3,000	2,000	40.0%
Depreciation	23,800	11,900	11,593	307	2.6%	23,800	-	0.0%
Amortisation - right of use assets	880	440	504	(64)	-14.5%	1,148	(268)	-30.5%
Borrowing costs	1,867	933	947	(14)	-1.5%	1,867	-	0.0%
Interest Expenses - Leases	118	59	66	(7)	-11.9%	163	(45)	-38.1%
Other Expenses	624	285	211	74	26.0%	629	(5)	-0.8%
Total Expenses	**197,356**	**97,440**	**92,100**	**5,340**	**5.5%**	**197,651**	**(295)**	**-0.1%**
Net Result	**(3,944)**	**54,998**	**55,003**	**5**	**0.0%**	**(12,354)**	**(8,410)**	**213.2%**

Income Statement by Division	Full Year Adopted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)
Chief Executive Revenue	1,940	678	1,188	510	75.2%	4,323	2,383	122.8%
Chief Executive Expense	13,205	6,310	7,696	(1,386)	-22.0%	16,990	(3,785)	-28.7%
Net (Exp)/Rev	*(11,265)*	*(5,632)*	*(6,508)*	*(876)*	*-15.6%*	*(12,667)*	*(1,402)*	*-12.4%*
Corporate, Business and Finance Revenu	151,546	132,366	125,958	(6,408)	-4.8%	142,502	(9,044)	-6.0%
Corporate, Business and Finance Expens	66,114	32,586	29,203	3,383	10.4%	59,975	6,139	9.3%
Net (Exp)/Rev	*85,432*	*99,780*	*96,755*	*(3,025)*	*-3.0%*	*82,527*	*(2,905)*	*-3.4%*
Planning and Place Making Revenue	8,431	4,033	4,880	847	21.0%	8,616	185	2.2%
Planning and Place Making Expense	16,524	8,023	8,729	(706)	-8.8%	18,211	(1,687)	-10.2%
Net (Exp)/Rev	*(8,093)*	*(3,990)*	*(3,849)*	*141*	*3.5%*	*(9,595)*	*(1,502)*	*-18.6%*
Community Wellbeing Revenue	15,226	7,685	8,458	773	10.1%	15,056	(170)	-1.1%
Community Wellbeing Expense	39,665	19,239	16,329	2,910	15.1%	38,897	768	1.9%
Net (Exp)/Rev	*(24,439)*	*(11,554)*	*(7,871)*	*3,683*	*31.9%*	*(23,841)*	*598*	*2.4%*
City Works and Assets Revenue	16,269	7,675	6,619	(1,056)	-13.8%	14,801	(1,468)	-9.0%
City Works and Assets Expense	61,849	31,281	30,141	1,140	3.6%	63,579	(1,730)	-2.8%
Net (Exp)/Rev	*(45,580)*	*(23,606)*	*(23,522)*	*84*	*0.4%*	*(48,778)*	*(3,198)*	*-7.0%*
Total Net (Exp)/Rev	**(3,944)**	**54,998**	**55,003**	**5**	**0.0%**	**(12,354)**	**(8,410)**	**213.2%**

Legend:

> (50,000) and/or (5%)	Unfavourable variance
> = 50,000 and/or 5%	Favourable variance

No highlight indicates that the item is within tolerance

Cash Position	Full year Budget Target	Current period Result	Forecast result
Liquidity Ratio	2.68	3.54	2.68

VAGO Ranges for Liquidity

Low Risk	Medium Risk	High Risk
> 1	0.75 - 1	< 0.75

Greater detail is included in the VAGO Indicators section on page 14

EFT	Full year Budget	Current period Result	Forecast result
Establishment	866	925	925
Vacant positions (included in above)		115*	

*of which 26 EFT relate to new Working for Victoria positions
Greater detail is included in the EFT section on page 9

Transfers to/from the Open Space Reserve	Balance as at 30/06/2020 $'000	Current period balance $'000	Movement Inc/(Dec) $'000	Comments
Open Space Reserve	14,766	16,881	2,115	Movement in contributions received less expenditure YTD for 2020/21.

Greater detail is included in the Open Space Reserves section on page 12

Borrowings	Balance as at 30/06/2020 $m	Current period balance $m	Movement Inc/(Dec) $m	Comments
Total Borrowings	42.5	41.8	(0.7)	Principal repayment of $0.3M YTD

Greater detail is included in the Borrowings section on page 13

Debtors	Balance as at 30/06/2020 $'000	Current period balance $'000	Movement Inc/(Dec) $'000	Comments
Total Debtors	21,621	87,287	65,666	Debtors have increased due to the raising of 2020/21 Rates and FSL. Balance will progressively reduce throughout the year and convert to cash as rate installments are paid.

Greater detail is included in the Debtors section on page 10-11

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Income Statement by Revenue and Expenditure with Variance Commentary

Income Statement	Full Year Adopted Budget	YTD Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)	Variance Comments (including variance comments for forecast changes)
	$'000	$'000	$'000	$'000	%	$'000	$'000	%	
Revenue from ordinary activities									
Rates and charges	115,869	115,398	115,415	17	0.0%	115,869	-	0.0%	
Statutory fees and fines	25,454	13,671	6,358	(7,313)	-53.5%	17,004	(8,450)	-33.2%	YTD unfavourable variance to budget due to a decline in parking activity as a result of the COVID-19 pandemic. There has been lower income received for parking metres and a reduction in the number of infringements issued. Full year forecast expected to finish under budget as a result.
User Fees	25,427	13,243	8,644	(4,599)	-34.7%	20,927	(4,500)	-17.7%	YTD unfavourable variance to budget mostly attributable to the impact of reduced fee income from childcare and leisure (including Burnley Golf Course), which is a result of mandatory facility closures in response to the COVID-19 pandemic and reduced operating capacity upon reopening. Full year forecast expected to finish under budget as a result.
Reimbursements	1,074	601	408	(193)	-32.1%	1,035	(39)	-3.6%	YTD unfavourable variance to budget mainly due to traffic and engineering works reimbursement being behind budget.
Grants - Operating	14,399	6,700	9,765	3,065	45.7%	18,836	4,437	30.8%	YTD favourable variance to budget mostly due to unbudgeted grants for Working for Victoria, outdoor dining, kindergarten support activities and the glass bin rollout. Full year forecast expected to exceed budget as a result.
Grants - Capital	4,169	118	1,142	1,024	867.8%	1,679	(2,490)	-59.7%	YTD favourable variance to budget is due to unbudgeted grant received for Ramsden Reserve Stormwater Harvesting, and grant income for Jack Dyer Pavilion - Citizens Park being received earlier then budgeted. Forecast unfavourable due to the removal of two grants that were received last financial year.
Contributions - OSR	4,500	2,250	2,129	(121)	-5.4%	4,500	-	0.0%	YTD unfavourable variance to budget is due to open space development contributions being behind budget. This is determined by the progress completion of individual developments and funds are committed to be spent on eligible open space projects.
Contributions - Other monetary	1,156	125	383	258	206.4%	1,311	155	13.4%	YTD favourable variance to budget relates to unbudgeted contributions received for street tree planting and maintenance works.
Net gain/(loss) on disposal	160	(48)	2,446	2,494	-5195.8%	3,080	2,920	1825.0%	YTD favourable variance due to unbudgeted sale of discontinued roads.
Other Income	1,204	380	413	33	8.7%	1,056	(148)	-12.3%	Forecast reduction is primarily due to a reducion in Strategic Planning - Amendment Fee income
Total Revenue	**193,412**	**152,438**	**147,103**	**(5,335)**	**-3.5%**	**185,297**	**(8,115)**	**-4.2%**	
Expenses from ordinary activities							-		
Employee Costs	90,028	45,565	44,925	640	1.4%	92,649	(2,621)	-2.9%	YTD favourable variance to budget relates to vacant positions across the organisation due to the impact of facility closures, this is partially offset by an increase in leave provisions due to leave taken being below budgeted levels. The forecast was increased to reflect the Working for Victoria project which is offset by operating grant income.
Materials and services	75,039	35,758	32,666	3,092	8.6%	74,395	644	0.9%	YTD favourable variance to budget is mainly due to delays in the timing of contract payments; legal and consulting works expected to incurred later than budget. This variance is likely to reduce throughout the course of the year as these costs are incurred.
Bad and doubtful debts	5,000	2,500	1,188	1,312	52.5%	3,000	2,000	40.0%	YTD favourable variance to budget is due to the impact of the COVID-19 pandemic on the value and number of parking infringements being issued. This has resulted in a reduction in expected doubtful debts expense. Full year forecast expected to finish under budget as a result.
Depreciation	23,800	11,900	11,593	307	2.6%	23,800	-	0.0%	YTD favourable variance to budget driven by a reduction in the fair value of depreciable assets that occurred at June 2020. As a result, the depreciable asset base for 2020/21 is lower than budgeted, resulting in lower than anticipated depreciation expense.
Amortisation - right of use assets	880	440	504	(64)	-14.5%	1,148	(268)	-30.5%	YTD unfavourable variance to budget due to amortisation expenses being ahead of budget.
Borrowing costs	1,867	933	947	(14)	-1.5%	1,867	-	0.0%	
Interest Exp - Leases	118	59	66	(7)	-11.9%	163	(45)	-38.1%	
Other Expenses	624	285	211	74	26.0%	629	(5)	-0.8%	YTD favourable variance in audit fees will be spent later than anticipated.
Total Expenses	**197,356**	**97,440**	**92,100**	**5,340**	**5.5%**	**197,651**	**295**	**0.1%**	
Net Result	**(3,944)**	**54,998**	**55,003**	**5**	**0.0%**	**(12,354)**	**(8,410)**	**213.2%**	

Legend:
> (50,000) Unfavourable variance
> = 50,000 Favourable variance
No highlight indicates that the item is within tolerance

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
EFT

Directorate	Full Year Adopted Budget	Current period balance	Movement Fav/(Unfav)	Commentary
CEO Division				
Permanent	49.5	56.1	(6.6)	Movement due additional approved EFT in the Communications team to support Council's COVID-19 response and a number of priority projects. Also an increase in EFT resulting from the People and Culture restructure.
Temporary	6.0	16.3	(10.3)	Movement due to 3 new positions in the Critical Response and Recovery team, a new Project Officer in the Communications team; and 7 new Working for Victoria positions, including 2 Digital Communications Officers, 2 Risk Officers, a Project Manager and 2 HR Recruitment Officers.
Casual	3.0	1.1	1.9	
	58.5	**73.5**	**(15.0)**	
Corporate, Business & Financial Services				
Permanent	168.5	165.0	3.5	Movement due to the payroll team moving to the Human Resources team as part of the People and Culture restructure offset by a new Internal Control and Compliance Officer and the reinstatement of the Manager Financial Services within the Finance team.
Temporary	-	3.0	(3.0)	Movement due to a new Project Manager ICT; a new Construction Enforcement Officer and a new Compliance and Parking Administration Officer within the Compliance & Parking Services Branch; and a new Business Support & Projects Officer.
Casual	11.3	11.3	(0.0)	
	179.8	**179.3**	**0.5**	
Community Wellbeing				
Permanent	262.6	277.7	(15.1)	Movement due to realignment of the community partnerships branch into Community wellbeing resulting from the People and Culture restructure, offset by 3 new unbudgeted positions in Sept (combined EFT of 2.1); and the return of the Customer Experience Officer to their substantive role (-1 EFT).
Temporary	3.3	1.1	2.2	
Casual	23.8	20.0	3.8	Movement due to decrease in Group Fitness instructors positions.
	289.7	**298.9**	**(9.2)**	
City Works & Assets				
Permanent	213.8	220.5	(6.7)	Movement due to 5 additional EFT in the Waste Management and Cleaning team, 1 EFT in the Waste Minimisation team, and the Asset Management Strategic Lead being reclassified from temporary to permanent.
Temporary	0.6	25.6	(25.0)	Movement due to 2 new roles within the Waste Minimisation team (1.6 EFT); a new Asset Drainage Engineer, a new Coordinator Infrastructure Delivery, a new Senior Project Manager - Infrastructure Delivery, and 20 new Working for Victoria positions, including a Supervisor Cleansing, Graffiti and Disinfecting and 20 Multi Purpose Officers - Cleansing, Graffiti and Disinfecting; offset by the the reclassification of the Asset Management strategic Lead to permanent as indicated above.
Casual	32.2	31.1	1.1	
	246.6	**277.2**	**(30.6)**	
Planning & Placemaking				
Permanent	87.8	91.6	(3.8)	Movement due to 4 additional approved positions including Assistant Manager City Strategy, Strategic Planner, Technical Building Officer and Project Officer Continuous improvement.
Temporary	3.0	3.8	(0.8)	Movement due to 2 new Working for Victoria positions, including an Economic Development COVID19 Response Team Leader and a Small Business Ambassador. These new positions were partially offset by the contract end for the Assistant Manager
Casual	0.6	0.8	(0.2)	
	91.4	**96.2**	**(4.8)**	
Total Permanent	**782.2**	**810.9**	**(28.7)**	
Total Temporary	**12.9**	**49.8**	**(36.9)**	
Total Casual	**70.9**	**64.4**	**6.5**	
Total EFT	**866.0**	**925**	**(59.1)**	

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Debtors

Rate Debtors Aging (years)	<1 $'000	1 $'000	2 $'000	3+ $'000	Total $'000
Commercial	12,363	808	99	63	13,333
FSL - Commercial	4,268	350	33	22	4,673
Industrial	3,576	173	22	16	3,787
FSL - Industrial	1,657	37	33	22	1,748
Residential	41,270	2,541	786	1,056	45,653
FSL - Residential	3,455	204	63	69	3,790
FSL - Public Benefit	31	1	4	1	36
FSL - Vacant	29	2	0	1	32
FSL - Interest	9	31	11	8	59
Legal Fees	1	34	19	12	66
Bridge Road Special Charge	78	5	0	0	83
Garbage & Other	12	5	1	1	19
Sub Total	**66,520**	**4,189**	**1,070**	**1,133**	**72,912**

Parking Debtors	Balance as at 30/06/2020 $'000	Current period balance $'000	Movement Inc/(Dec) $'000	Comments
	3,809	2,954	(855)	Movement in additional parking infringement debtors raised less payments received and debt provision.

Parking Debtors Aging

Aging (days)	Total	Current	30	60	90+
	2,954	620	481	145	1,708

General/Sundry Debtors	Balance as at 30/06/2020 $'000	Current period balance $'000	Movement Inc/(Dec) $'000	Comments
	2,144	4,611	2,468	Movement in additional debtors raised less payments received.No adjustment to debt provision at this time.

General/Sundy Debtors Aging

Aging (days)	Total $'000	Current $'000	30 $'000	60 $'000	90+ $'000
Sundry Debtors (3250 / 3270)	5,658	1,143	93	57	4,365
Provision for Doubtful Debt (3252)	(1,046)	(1,046)	-	-	-
RAMs Debtors (3256) - Property development applications	812	233	52	49	477
Animal Debtors (3257)	28	3	0	-	25
PLUS Debtors (3258) - Misc. permits for advertising and footpath occupation	0	(3)	1	-	2
Local Laws Debtors (3259)	99	-	6	-	93
Salary Sacrifice (3264)	3	3	-	-	-
Fines and Costs (3265)	1,634	1,634	-	-	-
BAGS Control Debtors (3271) - Asset Protection applications	1,739	91	63	68	1,517
MCC Superannuation (3222)	0	0	-	-	-
GST Clearing (3249 / 3255)	2,001	2,001	-	-	-
WorkCover Wages / Receipts (3230 / 3232) - WorkCover wages claims	37	37	-	-	-
Perin Cheques - Parking (3273)	428	428	-	-	-
S/Total	**11,392**	**4,522**	**216**	**174**	**6,479**

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Open Space Reserve

Council receives contributions specifically for Open Space as part of development permits. This reserve is then expended on eligible open space projects. Contributions are received into Council's income statement first, as they are required to be recognised as revenue before being transferred into the reserve.

Open Space Reserve Account	Amount $'000
Opening Balance as at 30 June 2020	14,766

Funds Received (Transfers to Reserve)	Amount $'000
72 Regent St Richmond	45
302 Mary St Richmond	158
88-92 Alexandra Pde Clifton Hill	81
117-119 Heidelberg Rd Clifton Hill	135
50 Gough St Cremorne	1,575
231 Napier St Fitzroy	135
Total	**2,129**

Projects (transfers from Reserve)	Amount $'000
King William St	6
Citizens Park	7
Total	**14**

Open Space Reserve Account	Amount $'000
Closing balance as at December	16,881

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Borrowings

Amount $m	Lender	Type	Term years	Maturity Date	Balance as at 30/06/2020 $m	Current period balance $m	Movement Inc/(Dec)	Comments
$32.5M	NAB	Interest only	7	2021	32.5	32.5	-	Interest only
$13.5M	CBA	P&I	10	2027	10.0	9.3	(0.7)	YTD repayments made (approx $300k per quarter)
					42.5	**41.8**	**(0.7)**	

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YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Financial Sustainability Indicators

VAGO Indicators			VAGO Ranges			Commentary
Indicator/Description	Formula	Current Period Result	Low Risk	Medium Risk	High Risk	**It should be noted that all Financial sustainability indicators are intended to be measured on an annual basis to ensure an accurate picture is presented.**
Net Result (%)	Net Result / Total Revenue	37%	> 0%	-10% - 0%	< -10%	YTD result ahead of budget due to the annual rates being raised in Aug 20. Final result expected to be in line with budget which is medium risk.
A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term. The net result and total revenue are obtained from the comprehensive operating statement.						
Liquidity (ratio)	Current assets / Current liabilities	3.54	> 1.0	0.75 - 1.0	< 0.75	YTD result ahead of budget due to the annual rates being raised in Aug 20. Final result expected to be in line with budget placing Council in the Low Risk range.
This measures the ability to pay existing liabilities in the next 12 months. A ratio of one or more means there are more cash and liquid assets than short-term liabilities.						
Internal financing (%)	Net operating cash flow / Net capital expenditure	66%	> 100%	75% - 100%	< 75%	YTD result worse than budget as the net operating cash flow is lower than budget due to COVID impacts. Final result expected to further deteriorate and stay in the high risk range.
This measures the ability of Council to finance capital works from generated cash flow. The higher the percentage, the greater the ability for Council to finance capital works from their own funds. Net operating cash flow and net capital expenditure are obtained from the cash flow statement.						
Indebtedness (%)	Non-current liabilities / own-sourced revenue	33%	< 40%	40% - 60%	> 60%	YTD result slightly worse than budget due to COVID impact, but still in the low rish range. Final result expected to stay in the low risk range.
Comparison of non-current liabilities (mainly comprising borrowings) to own-sourced revenue. The higher the percentage, the less Council is able to cover non-current liabilities from the revenues Council generates itself. Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.						
Capital replacement (ratio)	Cash outflows for property, plant and equipment / Deprec	1.0	>1.5	1.0 - 1.5	< 1.0	YTD result worse than budget but full year result expected to improve as capital spend is expected to pick up in the next few months. Low Risk range expected.
Comparison of the rate of spending on infrastructure with depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciation rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement.						
Renewal gap (ratio)	Renewal and upgrade expenditure/ Depreciation	0.6	>1.0	0.5 - 1.0	<0.5	YTD result worse than budget but full year result expected to improve as capital spend is expected to pick up in the next few months. Low Risk range expected.
Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate. Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.						

Local Government Performance Reporting Framework Indicators					
Indicator/Description	Measure	2019-20 Result	Current Period Result	Variance	Commentary
Liquidity					
L1	Current assets compared to current liabilities	233.6%	354.0%	51.5%	YTD result higher than budget due to Rates being raised in Aug-20. Full year result expected to be largely in line with budget.
L2	Unrestricted cash compared to current liabilities	84.1%	44.1%	-47.6%	YTD result largely in line with budget and no significant change is expected at the full year result.
Obligations					
O1	Asset renewal as a % of depreciation	121.0%	65%	-46.6%	YTD result impacted by timing in Capital spend. Full year result expected to be in line with budget.
O2	Loans and borrowings as a % of rates	37.9%	36.3%	-4.2%	
O3	Loans and borrowings repayments as a % of rates	2.8%	1.8%	-34.5%	
O4	Non-current liabilities as a % of own source revenue	23.8%	32.7%	37.3%	YTD result impacted by timing of revenues from operations. Full year result expected to be in line with budget.
Operating Position					
OP1	Adjusted underlying surplus (or deficit) as a % of underlying revenue	-1.0%	32.4%	-3337.7%	YTD result higher than budget due to timing of Rates being raised in Aug-20. Full year result expected to be in line with budget.

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Capital Works Program with Variance Commentary

Adopted Budget Classification	Full Year Adopted Budget	Full year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)	Carry Over	Deferred	Variance Analysis/Comments (including explanation of budget movements)
	$'000	$'000	$'000	$'000	$'000	%	$'000	$'000	%	$'000	$'000	
Property												
Buildings	12,179	12,328	3,703	1,973	1,730	46.7%	12,186	142	1.2%	-	-	YTD variance in buildings projects to date due to the unavailability of contractors to undertake works and restrictions on the number of workers allowed on-site. The availability of materials has also been restricted due to COVID-19.
Total buildings	12,179	12,328	3,703	1,973	**1,730**	**46.7%**	12,186	**142**	**1.2%**	-	-	
Total property	**12,179**	**12,328**	**3,703**	**1,973**	**1,730**	**46.7%**	**12,186**	**142**	**1.2%**	-	-	
Plant and equipment												
Plant, Machinery and Equipment	2,179	2,179	1,582	363	1,219	77.0%	2,179	-	0.0%	-	-	YTD variance due to the delayed delivery of electric trucks & passenger cars. The trucks and vehicles need to be imported and have been affected by delays associated with COVID 19.
Computers & Telecommunications	2,738	2,987	808	547	261	32.3%	2,987	-	0.0%	-	-	YTD variance largely due to the delay in procuring new GIS software. Council has received tenders and expects to award the contract in the near future. There are also some delays in delivering I.S. Network infrastructure projects.
Total plant and equipment	**4,917**	**5,166**	**2,390**	**910**	**1,480**	**61.9%**	**5,166**	-	**0.0%**	-	-	
Infrastructure												
Roads	9,709	10,319	5,668	3,419	2,249	39.7%	10,444	(124)	-1.2%	-	-	YTD variance in roads projects to date due to the unavailability of contractors to undertake works and restrictions on the number of workers allowed on-site. The availability of materials has also been restricted due to COVID-19. Main delays have been in delivering drainage related projects.
Bridges	110	110	60	72	(12)	-19.9%	110	-	0.0%	-	-	
Lanes	816	816	533	464	69	12.9%	751	65	8.0%	-	-	Program is well advanced and projects are nearing completion.
Transport	1,500	1,500	928	119	809	87.2%	1,500	-	0.0%	-	-	YTD variance due to works on the Black Spots improvement program yet to commence. Expected to finish in line with budget.
Waste Management	75	75	-	23	(23)	0.0%	75	-	0.0%	-	-	
Parks, Open Space And Streetscapes	6,767	6,897	2,248	358	1,891	84.1%	6,930	(33)	-0.5%	-	-	YTD variance due to the impact of COVID 19. This has resulted in delays in the ability to undertake consultation processes hence the program is falling behind. Projects like the Burnley Golf course needs further consultation and instruction from Council. These delays will probably translate to some projects being carried over.
Street Furniture	255	255	4	10	(5)	-126.3%	255	-	0.0%	-	-	
Retail Strips	-	-	-	-	-	0.0%	-	-	0.0%	-	-	
Priority Projects	540	540	50	-	50	100.0%	540	-	0.0%	-	-	
Library Resources	640	640	343	225	118	34.4%	640	-	0.0%	-	-	YTD variance due to some delays in purchasing library resources due to COVID 19 restrictions. All projects will be delivered as restrictions ease
Total infrastructure	**20,412**	**21,152**	**9,835**	**4,690**	**5,145**	**52.3%**	**21,244**	**(92)**	**6.3%**	-	-	
Total capital works expenditure	**37,507**	**38,646**	**15,928**	**7,572**	**8,356**	**52.5%**	**38,596**	**50**	**0.1%**	-	-	

NEW	1,100	1,600	378	81	297	78.6%	1,600	-	0.0%	-	-
REN	33,498	34086.623	14452.738	7,180	7,273	50.3%	34037.011	50	0.1%	0	0
UPG	2,909	2958.912	1097.664	312	786	71.6%	2958.912	-	0.0%	0	0
	37,507	**38,646**	**15,928**	**7,572**	**8,356**	**10.1%**	**38,596**	**50**	-	-	-

Note: Full year adopted budget figure of $30.543M has been adjusted to incorporate unspent carry over funds of $7.067M from the 2019/20 Capital Works program.

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020

For Period 06 - December

	20/21 CL Actuals YTD $'000	20/21 CL Bud Adjust YTD $'000	Actuals vs Budget YTD Variance $'000	Actuals vs Budget YTD Variance %	20/21 CL Bud Adopted Full Year $'000	20/21 CL Bud Adjust Full Year $'000	Current Forecast Full Year $'000	Budget vs Forecast Full Year Variance $'000
Revenue from ordinary activities								
Rates and charges	115,415	115,398	17	0%	115,869	115,869	115,869	0
Statutory fees and fines	6,358	13,671	(7,313)	-53%	25,454	25,454	17,004	(8,450)
User Fees	8,644	13,243	(4,599)	-35%	25,427	25,427	20,927	(4,500)
Reimbursements	408	601	(193)	-32%	1,074	1,074	1,035	(39)
Grants - Operating	9,765	6,700	3,065	46%	14,399	13,874	18,836	4,962
Grants - Capital	1,142	118	1,024	868%	4,169	4,169	1,679	(2,490)
Contributions - OSR	2,129	2,250	(121)	-5%	4,500	4,500	3,080	(1,420)
Contributions - Other monetary	383	125	258	206%	1,156	1,156	1,056	(100)
Net gain/(loss) on disposal of property, infrastructure, pla	2,446	(48)	2,494	-5196%	160	160	4,500	4,340
Other Income	413	380	33	9%	1,204	1,204	1,311	107
	147,103	152,438	(5,335)	-3%	193,412	192,887	185,297	(7,590)
Expenses from ordinary activities								
Employee Costs	44,925	45,565	640	1%	90,028	90,264	92,649	(2,385)
Materials and services	32,666	35,758	3,092	9%	75,039	75,300	74,396	904
Bad and doubtful debts	1,188	2,500	1,312	52%	5,000	5,000	3,000	2,000
Depreciation	11,593	11,900	307	3%	23,800	23,800	23,800	0
Amortisation - right of use assets	504	440	(64)	-15%	880	880	1,148	268
Borrowing costs	947	933	(14)	-2%	1,867	1,867	1,867	0
Interest Exp - Leases	66	59	(7)	-12%	118	118	163	45
Other Expenses	211	285	74	26%	624	624	629	5
	92,100	97,440	5,340	5%	197,356	197,853	197,651	202
	55,003	54,998	5	0%	(3,944)	(4,966)	(12,354)	(7,388)

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
FINANCIAL REPORT
1 July 2020 to 31 December 2020
Balance sheet

	Balance as at 30/06/2020 $'000	Balance as at period end $'000	Movement Inc/(Dec) $'000	Comments
ASSETS				
Current Assets				
Cash and cash equivalents	94,738	88,918	(5,820)	Cash reduction due to creditor payments for the year combined with reduction in receipts as a result of COVID-19.
Receivables - Rates	9,826	72,941	63,115	Rates for 2020/21 were raised in August 2020. Receivable reduces with each payment instalment received. Balance expected to significantly reduce by 30 June 2021.
Receivables - Parking	3,809	2,954	(855)	Jul 20 - Nov 20 infringement debtors raised less payments and debt provision.
Receivables - Other	7,986	11,392	3,406	The movement mainly relates to additional invoices raised that yet to be paid.
Accrued income	15	32	17	
Prepayments	1,080	360	(720)	Prepayments have been raised as at October 2020. This balance is expected to increase again as at 30 June 2021 for year end statutory adjustments.
Inventories	166	166	-	
Assets Held for Resale	-	-	-	
Total Current Assets	**117,620**	**176,763**	**59,143**	
Non-Current Assets				
Non-current receivables	-	-	-	
Financial assets	5	5	-	
Property, infrastructure ,plant and equipment	1,930,850	1,926,914	(3,936)	Work in progress less depreciation expense for PPE YTD.
Right-of-use assets	2,307	1,803	(504)	Depreciation expense for Right-of-use assets YTD.
Total Non-Current Assets	**1,933,162**	**1,928,722**	**(4,440)**	
TOTAL ASSETS	**2,050,782**	**2,105,485**	**54,703**	
LIABILITIES				
Current Liabilities				
Payables	11,782	1,164	(10,618)	Payments have been made which reduce the payables owing amount. This will vary during the financial year.
Fire Services Levy	5,461	15,917	10,456	Raised at the same time as Rates for the financial year. Payments made quarterly to the SRO which will reduce the liability.
Trust funds	6,528	6,627	99	
Accrued Expenses	6,252	5,826	(426)	Accruals raised for expenditure not yet paid. This will vary during the financial year. Accruals include contract payments and utilities.
Income in advance	2,678	2,251	(427)	There is a reduction in prepaid user fee income due to COVID-19.
Employee benefits	15,520	17,134	1,614	Increase in employee benefits liability due to less leave being taken during COVID-19.
Interest-bearing liabilities	1,270	641	(629)	Reduction in the loan due to the repayment of the loan principal.
Lease liabilities	851	375	(476)	Reduction in lease liabilities as a result of lease payments being made.
Total Current Liabilities	**50,342**	**49,935**	**(407)**	
Non-Current Liabilities				
Non-current employee benefits	1,269	1,374	105	Increase in non-current employee benefits liability due to less leave being taken during COVID-19.
Non-current interest bearing liabilities	41,203	41,203	-	
Non-current lease liabilities	1,539	1,539	-	
Non-current Trust Liability	374	374	-	
Total Non-Current Liabilities	**44,385**	**44,490**	**105**	
TOTAL LIABILITIES	**94,727**	**94,425**	**(302)**	
NET ASSETS	**1,956,054**	**2,011,059**	**55,006**	
Represented by:				
Accumulated surplus	670,892	668,780	(2,112)	
Asset revaluation reserves	1,270,317	1,270,317	-	
Other reserves	14,845	16,959	2,114	Open space contributions for the year less transfers out.
Retained Earnings	-	55,004	55,004	Net result for the year YTD.
EQUITY	**1,956,054**	**2,011,060**	**55,006**	

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
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1 July 2020 to 31 December 2020
Cash Flow Statement

	Balance as at period end $'000
Cash Flows from Operating Activities	
Rates and Charges	62,493
Parking Revenue	5,312
Government Grants Received	9,308
Victoria Grants Commission	-
User Charges, Fees and Other Fines Received	11,010
Reimbursements and Contributions Received	164
Interest Revenue	193
Other Revenue	3,164
Payments to Suppliers	(39,144)
Payments to Employees	(44,344)
Net GST	(844)
Net Cash Provided by Operating Activities	**7,312**
Cash Flows from Investing Activities	
Proceeds from Sale of Property, Plant & Equipment	1
Payments for Infrastructure, Property Plant & Equipment	(11,016)
Net Cash (Used in) Investing Activities	**(11,015)**
Cash Flows from/(used in) Financing Activities	
Finance Costs	(1,013)
(Proceeds from Borrowings)/Payments Towards	(1,104)
Net Cash (Used In) Financing Activities	**(2,117)**
Cash Balances	
Change in Cash Held	(5,820)
Cash at beginning of year	94,738
Cash at the End of the Financial Period	**88,918**

End of year Budgeted cash balance	**56,638**

Council needs to fund the following items from the current cash balance. This may include expenses associated with revenue received in a previous financial year (eg: grants)

Future items to be funded	**$'000**
Capital Carry Forwards	7,067
Catial Grants	19,085
Other Grant Carry Overs	931
Trust Funds and deposits	22,918
Open Space Reserve to be cash backed	16,881
Total	**66,882**

Attachment 1 - Finance Report - December 2020

YARRA CITY COUNCIL
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1 July 2020 to 31 December 2020
Capital Works Statement

Adopted Budget Classification	Full Year Adopted Budget	Full year Adjusted Budget	YTD Adjusted Budget	YTD Actuals	YTD Variance Fav/(Unfav)	YTD Variance Fav/(Unfav)	Full year forecast	Variance to Full Year Adjusted Budget Fav/(Unfav)	Forecast variance Fav/(Unfav)	Carry Over	Deferred
	$'000	$'000	$'000	$'000	$'000	%	$'000	$'000	%	$'000	$'000
Property											
Buildings	12,179	12,328	3,703	1,973	1,730	46.7%	12,186	142	1.2%	-	-
Total Property	**12,179**	**12,328**	**3,703**	**1,973**	**1,730**	**46.7%**	**12,186**	**142**	**1.2%**	-	-
Plant and equipment											
Plant, Machinery & Equipment	2,179	2,179	1,582	363	1,219	77.0%	2,179	-	0.0%	-	-
Computers & Telecommunications	2,738	2,987	808	547	261	32.3%	2,987	-	0.0%	-	-
Total plant and equipment	**4,917**	**5,166**	**2,390**	**910**	**1,480**	**61.9%**	**5,166**	-	**0.0%**	-	-
Infrastructure											
Roads	9,709	10,319	5,668	3,419	2,249	39.7%	10,444	(124)	-1.2%	-	-
Bridges	110	110	60	72	(12)	-19.9%	110	-	0.0%	-	-
Lanes	816	816	533	464	69	12.9%	751	65	8.0%	-	-
Transport	1,500	1,500	928	119	809	87.2%	1,500	-	0.0%	-	-
Waste Management	75	75	-	23	(23)	0.0%	75	-	0.0%	-	-
Parks, Open Space And Streetscapes	6,767	6,897	2,248	358	1,891	84.1%	6,930	(33)	-0.5%	-	-
Street Furniture	255	255	4	10	(5)	-126.3%	255	-	0.0%	-	-
Retail Strips	-	-	-	-	-	0.0%	-	-	0.0%	-	-
Priority Projects	540	540	50	-	50	100.0%	540	-	0.0%	-	-
Library Resources	640	640	343	225	118	34.4%	640	-	0.0%	-	-
Total infrastructure	**20,412**	**21,152**	**9,835**	**4,690**	**5,145**	**52.3%**	**21,244**	**(92)**	**-0.4%**	-	-
Total capital works expenditure	**37,507**	**38,646**	**15,928**	**7,572**	**8,356**	**52.5%**	**38,596**	**50**	**0.1%**	-	-

Note: Full year adopted budget figure of $30.543M has been adjusted to incorporate unspent carry over funds of $7.067M from the 2019/20 Capital Works program.

Attachment 2 - Capital Adjustments Running Table - December2020 Q2(3)

Capital Adjustments Running Table - December2020 Q2.xlsx

Project ID	Description	Project Budget Before Change $	Net Change to Project Budget $	Unbudgeted Income $	Change Request Type	Reason	Approval Date	2020/21 Adjusted Budget Running Total $	Cumulative Variance to Adopted Budget $
	2020/21 Budget Adopted Capital Works					2020/21 Budget Adopted Capital Works (incorporating changes as per budget resolution 4 August 2020)		30,543,450	
	2019/20 Capital Works Carried Forward		+7,067,440		Carry Forward	2019/20 Capital Works carried forward to 2020/21; Running total is the Baseline 2020/21 Capital Works Budget after application of budget amounts carried forward from prior budget year		37,610,890	
2852	Leisure Centre Accommodation Works	100,000	-		Scope Change	Project renamed to Leisure Centre Accommodation Works - to allow for works at all leisure centres	26/08/2020	37,610,890	-
2832	RRC Air Conditioning Works	521,000	-170,000	-	Project Split	Original budget allocation split into two separate projects; One project is for Aqua Plant works and the other is for Air-conditioning works	26/08/2020	37,440,890	-170,000
New	RRC Aqua Plant Works	0	+170,000		Project Split	Original budget allocation split into two separate projects; One project is for Aqua Plant works and the other is for Air-conditioning works	26/08/2020	37,610,890	-
New	Depot Redevelopment Project	0	+149,000	149,000	New Project	Urgent road safety works required at Burnley Street entrance plus additional works on site to improve depot operations	26/08/2020	37,759,890	+149,000
New	Ramsden Street Stormwater Harvesting	0	+351,315	263,900	New Project	Received a Grant from DELWP for stormwater harvesting other associated works at Ramsden Street Oval.	26/08/2020	38,111,205	+500,315
2819	Design Works - Implementation of the Open Space Strategy	200,000	-100,000		Project Split	Partition project into two separate projects for management and reporting; project 2819 to be retitled "Otter St New Park - Design" ($100K) and new project created for "Cambridge St Park Expansion - Design" ($100K)	23/09/2020	38,011,205	+400,315
New	Cambridge St Park Expansion - Design	0	+100,000		Project Split	Refer note above	23/09/2020	38,111,205	+500,315
New	Alan Bain Reserve Restoration Works	0	+130,000	130,000	New Project	New project to undertake restoration works to Alan Bain reserve, fully externally funded by AusNet Services	23/09/2020	38,241,205	+630,315
New	Rae Street, Capital City Trail Priority Crossing	0	+104,000	104,000	New Project	Received funding from the Federal Government Local Road Community Infrastructure Program for this project	28/10/2020	38,345,205	+734,315
New	Brunswick Street North, Capital City Trail Priority Crossing	0	+88,000	88,000	New Project	Received funding from the Federal Government Local Road Community Infrastructure Program for this project	28/10/2020	38,433,205	+822,315
New	Gore St-Victoria St to Gertrude St, Fitzroy	0	+67,126	67,126	New Project	Received funding from the Federal Government Local Road Community Infrastructure Program for this project	28/10/2020	38,500,331	+889,441
2579	Urban Design - Swan Street Activity Centre	65,000	-65,000		Saving	Original scope of streetscape works ($65K carried forward from 2019/20) is not required due to completion of some works in 2019/20 as part of another Council project, and other works being unable to proceed due to nearby development works.	28/10/2020	38,435,331	+824,441
2871	IS - PC Replacement program	656,018	+249,519		Increase Budget	Purchase of laptops to replace desktop PC's. As a result of the COVID-19 Pandemic the City of Yarra has had to accelerate the program to enable a remote workforce and maintain service delivery.	4/12/2020	38,684,850	+1,073,960
				802,026			**Adjusted 2020/21 capital works budget**	**38,684,850**	**+1,073,960**

This amount indicates an adjusted budget cumulative variance of $1,073,960 to the baseline budget (adopted budget plus final carry forwards from 2019/20) of $37,610,890 (noting the inclusion of a total $802,026 of net additional external funding not in the adopted budget)

12.13 Councillor Code of Conduct review

Reference	D21/10375
Author	Rhys Thomas - Senior Governance Advisor
Authoriser	Group Manager Chief Executive's Office

Purpose

1. To commence a formal review of the Councillor Code of Conduct in response to the enactment of the Local Government Act 2020 ("2020 Act") and the repeal of sections of the Local Government Act 1989 ("1989 Act").
2. To adopt an interim Councillor Code of Conduct.

Critical analysis

History and background

3. The repeal of sections of the 1989 Act progressively throughout 2020 and 2021 creates a requirement to adopt a number of specific policies as set out in the 2020 Act and make changes to existing policies to ensure they comply with and appropriately reference the new legislative provisions. This report sets out a process for the development of a Councillor Code of Conduct and presents an interim Councillor Code of Conduct to ensure Council remains compliant in the meantime.
4. Part 6, Division 5 of the 2020 Act sets out the requirements for Councillor Codes of Conduct, and replaces section 76C of the 1989 Act. It requires that a review of the Councillor Code of Conduct be undertaken by 24 February 2021. While the 2020 Act does provide that until a Council adopts a Councillor Code of Conduct under the 2020 Act, Councillors must comply with the existing Councillor Code of Conduct (adopted under the 1989 Act), this provision does not obviate Council's obligation to adopt a new Councillor Code of Conduct in a timely fashion.

Discussion

5. Following the swearing in of Council in November 2020, the time commitment required for completion of the Councillor induction process was significant, meaning that a review of the Councillor Code of Conduct could not commence before the end of the year.
6. While it is possible to ensure the existing Councillor Code of Conduct is compliant with the 2020 Act by making a number of minor changes, this approach would miss the opportunity to undertake a meaningful review and adopt a Councillor Code of Conduct that continues the process of governance reform commenced by the State Government in their legislative review. Unfortunately, the 2020 Act sets a deadline for the review of the Councillor Code of Conduct of 24 February 2021.
7. While this four month review process would ordinarily be sufficient (as future reviews are likely to be less significant and swearing in and induction will be more effective when they don't have to happen virtually), it has not proved enough time for the necessary review in this instance.
8. As a result, it is proposed to endorse some minor changes to the current code (just to bring it into compliance) and to simultaneously commence a comprehensive review of the Councillor Code of Conduct, with an expected completion date of June or July 2021.

Councillor Code of Conduct Review

9. The process for review of the Councillor Code of Conduct is envisaged to be in five stages:

Benchmarking	Examining other Councillor Codes of Conduct and collation of the issues canvassed and best practice examples.	March
Engagement	Discussions with Councillors and agreement on principles and approach. Circulation and feedback on draft language.	April and May
Drafting	Compilation of all contributions into a draft document and examination for consistency and any missing issues. Presentation of draft document to Councillors.	June
Legal Review	Review of draft by Council's solicitors – primarily to ensure it is compliant with the Local Government Act 2020, does not infringe the Standards of Conduct (particularly the requirement that it not 'limit, restrict or detract from robust public debate in a democracy') and that the resolution process is consistent with the principles of procedural fairness.	June
Adoption	Presentation of final draft to Council for adoption by a two-thirds majority.	July or August

10. In addition to a multi-step dispute resolution process, the range of issues to be considered in the review will be informed by the benchmarking process and Councillor contributions and suggestions.

11. It can also be expected that the Code of Conduct review will be an opportunity to collaboratively develop the protocol required to be developed by the Chief Executive Officer under section 46(3)(c) of the 2020 Act which must set out "support arrangements for interaction between members of Council staff and Councillors".

12. Lastly, while the requirement for each Councillor to individually sign a Code of Conduct declaration no longer exists in the 2020 Act, consideration will be given in the review to whether this requirement should remain, and if so, whether there can (and should) be any consequences for failing to do so.

13. All of the matters set out above are indicative only and will be developed and agreed in consultation with Councillors.

Interim Councillor Code of Conduct

14. The requirements for a Councillor Code of Conduct are set out in section 139 of the 20202 Act and in the Local Government (Governance and Integrity) Regulations 2020 ("the Regulations") and state that a Councillor Code of Conduct:

    (a) must include the standards of conduct prescribed by the regulations expected to be observed by Councillors;

    (b) must include any provisions prescribed by the regulations for the purpose of this section;

    (c) must include provisions addressing any matters prescribed by the regulations for the purpose of this section; and

    (d) may include any other matters which the Council considers appropriate, other than any other standards of conduct.

15. As things currently stand, the Regulations include the standards of conduct at (a) above, but do not prescribe any matters for the purposes of (b) or (c).

16. While the issues listed in paragraphs 11 and 12 of this report can be included by virtue of point (d) above, the focus of the development of an interim Code of Conduct is on only those matters that "must" be included, rather than those that "may" be. The remainder of the review is on areas where other sections of the Act are referenced which changed as a result of the 2020 Act's enactment.

17. On this basis, the identified changes that are required to make the current Councillor Code of Conduct compliant with the 2020 Act are:

    (a) replacement of the 'Principles of Councillors Conduct' from the 1989 Act with the 'Standards of Conduct' from the 2020 Act;

    (b) removal of the failure to disclose a conflict from the list of things that constitute 'misuse of position' (as the 2020 Act now contains stand-alone provisions in this regard);

    (c) change to conflict of interest process to align with Council's recently adopted Governance Rules;

    (d) change to the rules about releasing confidential information to align with the wording in the 2020 Act and reflect the fact that a specific designation from the CEO is no longer required;

    (e) removal of the reference to the Municipal Association of Victoria arbiters panel, as this is no longer a legislative requirement and it has been dissolved;

    (f) removal of provisions allowing Council to sanction a Councillor, as the 2020 Act does not provide Council with this authority;

    (g) update to the existing references to the process to seek a Councillor Conduct Panel to include the new provision for the establishment of an internal arbitration process; and

    (h) a number of terminology and legislative reference changes to reflect changes since the policy was last adopted.

18. The draft Councillor Code of Conduct which incorporates these changes can be found at **Attachment One**.

Options

19. In addition to the officer's recommended approach, the following options are possible:

    (a) Further changes to the interim Councillor Code of Conduct by alternate resolution; and

    (b) Deferral or abandonment of the adoption of the interim Councillor Code of Conduct (recognising that this would make Council non-compliant).

Community and stakeholder engagement

20. While it is expected the process is to be informed by benchmarking from other municipalities, it is not envisaged to undertake targeted community consultation beyond the usual publication of the draft in the Council papers.

21. The development of the final draft Code of Conduct will be the product of a collaborative effort between staff and Councillors, with the benefit of an independent legal review.

Policy analysis

Alignment to Council Plan

22. As part of Objective 7: A leading Yarra, the City of Yarra Council Plan 2017-2021 contains the strategy *"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"*.

23. The development of a Councillor Conduct of Conduct and its subsequent adoption by a two-thirds majority of Council is entirely consistent with this strategy, as well as enlivening the governance principles of the Local Government Act 2020 and the Standards of Conduct in the Local Government (Governance and Integrity) Regulations 2020.

Climate emergency and sustainability implications

24. There are no climate emergency considerations identified in this report.

Community and social implications

25. A transparent governance framework which sets out clear expectations of Councillors will enable community confidence in Council's decision-making processes. While it can be expected that the Councillor Code of Conduct will set out what the community can expect by way of Councillor behaviour, it will also make clear to community members the limitations of Councillor's individual power and go some way to moderating those sometimes unrealistic expectations.

Economic development implications

26. There are no economic development considerations identified in this report.

Human rights and gender equality implications

27. A significant consideration in the development of a Councillor Code of Conduct will be to establish a framework that fosters good governance but does not stifle robust community debate. Indeed, this is one of the fundamental Standards of Conduct in the 2020 Act. The human right of a Councillor to engage in political discourse (and members of the community – to the extent that the Councillor Code of Conduct impacts them) will be primary consideration in the development of a draft.

28. Further, it will be essential that the dispute resolution process be founded in the principles of natural justice and procedural fairness. Council's solicitors will be asked to provide specific advice on this matter in their legal review.

29. Consideration will also be given to taking care to ensure that the provisions do not inadvertently have a disproportionate impact on Councillors on the basis of their gender.

Operational analysis

Financial and resource impacts

30. It is envisaged that the development of the Councillor Code of Conduct will be undertaken by Council staff within existing resources. Should it be desired to undertake a facilitated workshop with an external assistance there would likely be a cost involved in the order of $2,000.

31. The legal review of the Councillor Code of Conduct has been planned for and is within Council's adopted budget.

Legal Implications

32. A failure to adopt a Councillor Code of Conduct by 24 February would put Council in breach of the Local Government Act 2020. Further, the savings provisions are such that a Councillor is required to comply with the existing Councillor Code of Conduct (adopted under the 1989 Act) until such time as a new one is adopted under the 2020 Act.

33. As such, the consequences of failing to adopt a Councillor Code of Conduct are the reputational damage to Council rather than a legal risk.

34. When the Councillor Code of Conduct is presented to Council for adoption, the Act is unusual in that it requires a two-thirds majority of the Council (in our case, six votes) to support the motion. Should Council determine to support the adoption of a new Code of Conduct by a simple majority of Councillors present, but less than six votes, then the Council's vote would need to be disregarded as it would be ultra vires.

35. When the matter is put to a vote, it is recommended that a division be called under Council's Governance Rules, so that the fact it has the support of six or more Councillors can be recorded in the meeting minutes.

Conclusion

36. This report is presented to enable:
    (a) commencement of a formal review of the Councillor Code of Conduct, and
    (b) adoption of an interim Councillor Code of Conduct.

RECOMMENDATION

1. That Council officers commence a formal review of the Councillor Code of Conduct.
2. That Council adopt the Councillor Code of Conduct at **Attachment One**.

Attachments

1⇩ Draft Councillor Code of Conduct, February 2020

Attachment 1 - Draft Councillor Code of Conduct, February 2020

Councillor Code of Conduct

Title	**Councillor Code of Conduct**
Description	A Councillor Code of Conduct required by section 139(1) of the Local Government Act 2020.
Category	Council
Type	Policy
Approval authority	Council
Responsible officer	Group Manager, Chief Executive's Office
Approval date	16 February 2021
Review cycle	Within six months and then every four years thereafter (within four months of each general election)
Review date	16 August 2021
Document Reference (Trim)	D13/83056
Human Rights compatibility	This policy has been assessed and is compatible with the Victorian Charter of Human Rights and Responsibilities.

1. Preamble

As Councillors of the City of Yarra we commit to:

1) working together and being accountable to achieving the aspirations and best interests of our community;

2) effective good governance and to ensuring the diversity of community views and opinions are properly balanced in the decision making process;

3) working constructively with our community and to take a strategic forward thinking approach to their long term aspirations, having always, a high regard for our environment, our heritage and the liveability of our city, whilst fostering employment opportunity; and

4) discharging our responsibilities to the best of our skill and judgement.

2. Policy

2.1. Standards of Conduct

Standard 1 - Treatment of others

A Councillor must, in performing the role of a Councillor, treat other Councillors, members of Council staff, the municipal community and members of the public with dignity, fairness, objectivity, courtesy and respect, including by ensuring that the Councillor—

(a) takes positive action to eliminate discrimination, sexual harassment and victimisation in accordance with the Equal Opportunity Act 2010; and

(b) supports the Council in fulfilling its obligation to achieve and promote gender equality; and

(c) does not engage in abusive, obscene or threatening behaviour in their dealings with members of the public, Council staff and Councillors; and

(d) in considering the diversity of interests and needs of the municipal community, treats all persons with respect and has due regard for their opinions, beliefs, rights and responsibilities.

Standard 2 - Performing the role of Councillor

A Councillor must, in performing the role of a Councillor, do everything reasonably necessary to ensure that the Councillor performs the role of a Councillor effectively and responsibly, including by ensuring that the Councillor—

(a) undertakes any training or professional development activities the Council decides it is necessary for all Councillors to undertake in order to effectively perform the role of a Councillor; and

(b) diligently uses Council processes to become informed about matters which are subject to Council decisions; and

(c) is fit to conscientiously perform the role of a Councillor when acting in that capacity or purporting to act in that capacity; and

(d) represents the interests of the municipal community in performing the role of a Councillor by considering and being responsive to the diversity of interests and needs of the municipal community.

Standard 3 - Compliance with good governance measures

A Councillor, in performing the role of a Councillor, to ensure the good governance of the Council, must diligently and properly comply with the following—

(a) any policy, practice or protocol developed and implemented by the Chief Executive Officer in accordance with section 46 of the Act for managing interactions between members of Council staff and Councillors;

(b) the Council expenses policy adopted and maintained by the Council under section 41 of the Act;

(c) the Governance Rules developed, adopted and kept in force by the Council under section 60 of the Act;

(d) any directions of the Minister issued under section 175 of the Act.

Standard 4 - Councillor must not discredit or mislead Council or public

In performing the role of a Councillor, a Councillor must ensure that their behaviour does not bring discredit upon the Council.

In performing the role of a Councillor, a Councillor must not deliberately mislead the Council or the public about any matter related to the performance of their public duties.

Standard 5 - Standards do not limit robust political debate

Nothing in these standards is intended to limit, restrict or detract from robust public debate in a democracy.

2.2. Misuse of Position

I will not misuse my position:

1) to gain or attempt to gain, directly or indirectly, an advantage for myself or another person; or
2) to cause, or attempt to cause, detriment to the Council or another person. (this includes the manner in which I communicate with and/or about Councillors or others, whether verbally, by electronic or any other medium)

Misuse of position includes:

1) making improper use of information acquired as a result of the position he or she held or holds; or
2) disclosing information that is confidential information within the meaning of section 125; or
3) directing or improperly influencing, or seeking to direct or improperly influence, a member of Council staff in contravention of section 124; or
4) exercising or performing, or purporting to exercise or perform, a power, duty or function that he or she is not authorised to exercise or perform; or
5) using public funds or resources in a manner that is improper or unauthorised; or

2.3. Relationship With Staff

I will not seek to improperly direct or influence a member of Council staff in the exercise of any power or in the performance of any duty or function.

As a collective, Councillors appoint and instruct the Chief Executive Officer, who in turn is responsible for the day to day operations of the organisation. I acknowledge that as an individual Councillor, I cannot direct staff members to undertake specific duties.

I recognise that a resolution of Council is the appropriate mechanism to establish or amend Council policy. In the case of routine inquiries, however, I may contact the relevant member of the Executive Team (or the appropriate Executive Assistant) for clarification.

I agree that workplace bullying can and should be prevented. As a collective, Council will collaborate with staff and unions to institute and uphold policies to facilitate an environment free from physical and psychological violence.

2.4. Access to files

If I wish to inspect a Council file, I will lodge a request with the Group Manager Chief Executive's Office. I acknowledge that:

1) I will only be able to view the material in the presence of a Council officer;
2) I will not be permitted to take the file 'off-site'; and
3) I will not be permitted to copy any part of the file.

2.5. Conflict of Interest

When I have (or may be perceived to have) an interest that prevents me from acting impartially, I will as soon as possible inform the Chief Executive Officer and my fellow Councillors that I am declaring a conflict of interest and state the nature of the interest.

When I have a conflict, I will disclose the conflict of interest in the manner required by the Council's Governance Rules; and exclude myself from the decision making process in relation to that matter,

including any discussion or vote on the matter at any Council meeting or delegated committee, and any action in relation to the matter.

While I may seek advice, I recognise that the legal onus rests with me. If I cannot confidently say that I do not have a conflict, I will declare a possible conflict and comply with the relevant requirements as if I do have a conflict.

2.6. An Open Mind

Notwithstanding my broader policy positions, I will keep an 'open mind' when researching, hearing submissions on, considering and finally, making a decision regarding a specific matter.

In the event that I am not capable of being persuaded from a pre-determined viewpoint, I will declare a conflict of interest and excuse myself from consideration of the matter.

2.7. Gifts and Hospitality

I will not accept any gifts or hospitality (including loans or discounts) where there may be a real or perceived conflict of interest with my past, present or future duties as a Councillor.

In particular, I will not accept gifts from individuals or bodies:

1) participating in a competitive tendering processes conducted by Council;
2) engaged in seeking an approval from Council in respect to planning, building, local laws, health registration or any statutory or other process; and
3) with any party responding to Council in undertaking its statutory enforcement responsibilities in respect to planning, building, health registration or any statutory or other process.

Under no circumstances will I accept cash or other money as a gift.

Council recognises the cultural sensitivities around gift giving. In circumstances where:

1) there is no potential for a real or perceived conflict of interest; and
2) refusal of the gift is likely to cause offence;

I may, pending the approval of the Group Manager Chief Executive's Office, accept the gift on behalf of Council.

If I do accept a gift, I will declare it by submitting both a Gifts Declaration Form and the item itself to the Group Manager Chief Executive's Office.

The Group Manager Chief Executive's Office will, in accordance with any Council policy then applicable, determine the manner in which accepted gifts will be employed for the benefit of Council as a whole. If the gift is valued at over $500, the Group Manager Chief Executive's Office will make the decision in consultation with the Chief Executive Officer.

2.8. Confidentiality and privacy

I will:

1) ensure that I do not intentionally or recklessly disclose information that I know, or should reasonably know, is confidential information;
2) exercise due diligence in my management of private and/or personal information provided to Council by third parties; and

3) refrain from using information gained by virtue of being a Councillor for any purpose other than to exercise my role as Councillor.

2.9. Council Resources

I will:

1) exercise prudence in the use of public resources and maintain separation between Council property and my own;
2) ensure that I do not use Council resources (including staff time) for personal purposes; and
3) ensure that claims for out of pocket expenses are accurate and relate strictly to Council business.

2.10. Caretaker Period

Council is committed to upholding the highest standards of governance during election periods. I therefore agree:

1) to refrain from using Council resources (including facilities and staff) to promote any candidate or position;
2) to ensure that my electoral material is not present at any Council location or Council sponsored event;
3) refrain from seeking access to Council's databases and mailing lists for electoral purposes;
4) to ensure that my electoral material does not feature Council's logo or imply Council's endorsement in any way whatsoever;
5) to avoid unfairly binding the incoming Council by making significant decisions or major policy decisions unnecessarily;
6) that ward meetings will not be conducted during the caretaker period;
7) that civic functions will only be organised if they are part of the normal services of the Council; and
8) that no information other than my photograph and contact details will appear in Council publications (including Council's public website) during the caretaker period.

3. Grievance Resolution Procedure

Note Regarding Protected Disclosures

Pursuant to the provisions of the Public Interest Disclosure Act 2012, disclosures relating to a Councillor (as defined in that Act) must be made to the Independent Broad-based Anti-corruption Commission (IBAC) or the Ombudsman. The practical application of this requirement is that a Council cannot investigate public interest disclosures (as defined in that Act) made about a Councillor..

In response to grievances raised, whether by another Councillor/s or by a Council officer or another person, against a Councillor or Councillors, Council will follow the process set out in this section.

The purpose of this section is to record the procedure for managing the resolution of grievances directed at and/or relating to a Councillor/s, whether by a Councillor/s, an Officer/s or any other person/s, in a constructive manner.

3.1. Step 1:

Where the Mayor is not a party to a grievance, he/she will raise the issue with the Councillor/s who are the subject of the grievance and endeavour to assist in resolving the dispute informally. Where the Mayor believes it would assist, he/she may request the Chief Executive Officer to engage the assistance of an independent mediator in resolving the grievance.

Where the Mayor is a party to a grievance, the Chief Executive Officer will invite the parties to resolve the dispute informally and will offer the assistance of an independent mediator if any of the parties so desire.

This step is premised on the principle that before commencing any formal dispute resolution process, Councillors who are parties to any grievance, together with any other aggrieved parties, will exhaustively endeavour to resolve the issue in a courteous and respectful manner, recognising that they have been elected to represent the best interests of the community.

This grievance resolution procedure is intended to be used when Councillors and any other aggrieved parties, have been unable to resolve a grievance and where the situation is unduly affecting the operation of the Council.

> **Note**
>
> This procedure is not intended to resolve differences in policy or decision making, which are appropriately resolved through discussion and voting in Council and Committee meetings.

If the parties are able to achieve a resolution to the grievance/s, whether by means of an apology or any other agreed action, the matter will be deemed to have been addressed and completed.

If after exhaustive effort, the grievance is not able to be resolved, the matter will proceed to Step 2.

3.2. Step 2:

The Councillors will convene an informal confidential meeting of Councillors only, to discuss the grievance/s and exhaustively endeavour to resolve the issue/s, in a courteous and respectful manner.

This step is premised on the principle that before commencing any formal dispute resolution process, the Councillor/s who is/are parties, together with any other aggrieved party/ies, to any grievance will endeavour to resolve the issue/s in a courteous and respectful manner, recognising that they have been elected to represent the best interests of the community.

In this regard, a Councillor/s may obtain assistance (e.g. an independent mediator) in resolving the grievance/s issue/s. This grievance resolution procedure is intended to be used when a Councillor/s have been unable to resolve a grievance/s and where the situation is unduly affecting the operation of the Council.

If the parties are able to achieve a resolution to the grievance, whether by means of an apology or other agreed action, the matter will be deemed to have been addressed and completed.

If after exhaustive effort, the grievance is not able to be resolved, the matter will proceed to Step 3.

3.3. Step 3:

The Group Manager, Chief Executive's Office will nominate three external arbiters to assist in the resolution of the grievances. Each of these nominees will be suitably independent and able to carry out the role of arbiter fairly.

The arbiter to be appointed will be the nominee agreed on by all parties to the grievances or, failing agreement, the nominee selected by the Chief Executive Officer.

The arbiter will have responsibility for the oversight of a confidential dispute resolution process which shall include:

1) Consideration of applications alleging a contravention of the Councillor Code of Conduct by a Councillor;
2) Making findings in relation to any application alleging a contravention of the Councillor Code of Conduct and the submission of those findings in writing to the Council.

The findings of the arbiter will be presented to a formal Council Meeting (in confidential session), to discuss the grievance/s and exhaustively endeavour to formally resolve on the issue/s.

1) If Council determines that the grievance has been resolved, whether by means of an apology or other agreed action, the matter will be deemed to have been addressed and completed.
2) If after exhaustive effort, the grievance/s is/are not able to be resolved, it will proceed to Step 4. Therefore, Council will further formally resolve to take one of the following options, depending on the nature of the grievance/s issue/s:
    a) If the alleged matter, if proven, would constitute misconduct as defined in the Local Government Act 2020, the Council may, by resolution, make an application to the Principal Councillor Conduct Registrar for an internal arbitration process, noting that:
        - applications can also be made by a Councillor, or a group of Councillors;
        - applications must be made in the manner specified in any guidelines published under section 149(1)(c); and
        - applications must be made within three months of the alleged misconduct.
    b) If the alleged matter, if proven, would constitute serious misconduct as defined in the Local Government Act 2020, the Council may, by resolution, make an application to the Principal Councillor Conduct Registrar for the establishment of a Councillor Conduct Panel, noting that:
        - applications can also be made by a Councillor, or a group of Councillors;
        - applications must be made in the manner specified in any guidelines published under section 149(1)(n); and
        - applications must be made within twelve months of the alleged serious misconduct.
    c) to refer the matter to the Local Government Inspectorate; OR
    d) to refer the matter to the Ombudsman; OR
    e) to refer the matter to the Independent Broad-based Anti-corruption Commission (IBAC).

3.4. Step 4:

Matter is then taken up by one of the following:

- The Internal arbitration process (see section 141 of the Act)
- A Councillor Conduct Panel (see part 6, Division 7 of the Act); or
- The Victorian Inspectorate; or
- The Ombudsman; or
- Independent Broad-based Anti-Corruption Commission (IBAC).

Note

Upon referral to one of the above bodies, the process is effectively out of the control of the Council and Councillors and becomes subject to a more formal action by the respective body. It is clearly more desirable for a Council to exhaust all efforts to address and resolve any grievance/s at the level of Steps 1 to 3.

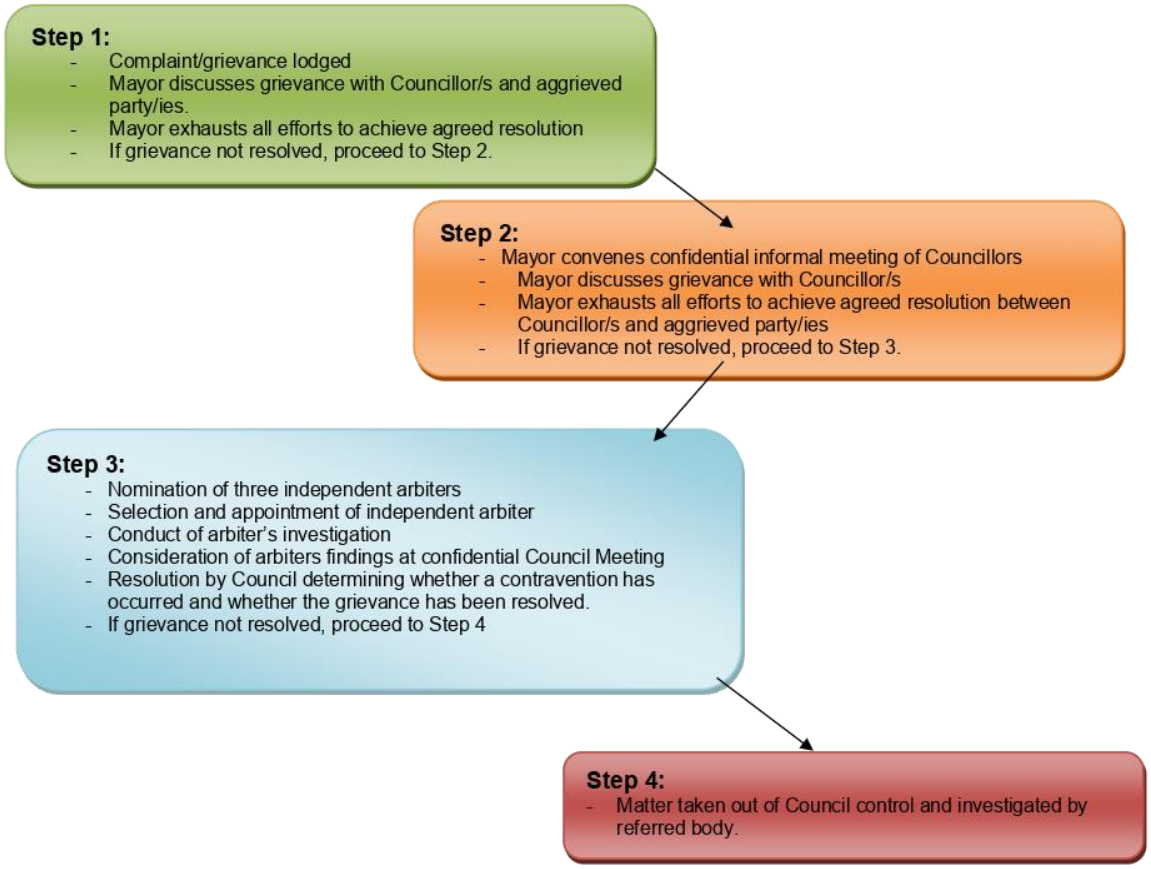
3.5. Formal procedure

Throughout the process, details of all the steps taken including the relevant facts, referrals and dates, must be recorded by the parties, in order that the Council can inform any Authority to which the dispute matter may be referred, comprehensive details of steps taken to that point and of the status of the dispute.

4. Related Documents

- Local Government Act 2020
- Public Interest Disclosure Act 2012
- Independent Broad-based Anti-corruption Commission Act 2011

Attachment 1 - Draft Councillor Code of Conduct, February 2020



13.1 Notice of Motion No. 2 of 2021 - Refugee Advocacy

Reference	D21/11817
Author	Mel Nikou - Administration Officer - Governance Support
Authoriser	Group Manager Chief Executive's Office

I, Councillor Gabrielle de Vietri, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 16 February 2021:

"That Council:

(a) Affirms its commitment as a Refugee Welcome Zone and condemns the incarceration of refugees and people seeking asylum as a gross violation of human rights;

(b) Affirms its commitment outlined in the Multicultural Partnerships Plan 2019-2023, to "actively advocate for the rights of refugees and people seeking asylum to be free from hardship and enable them to actively participate in this community, while also challenging discriminatory beliefs and policies.";

(c) Acknowledges the toll that the mandatory detention regime has had on people seeking asylum, refugees and their loved ones;

(d) Acknowledges the resilience of the people who have been locked up for many years, and their many requests for community support and policy change;

(e) Acknowledges the community members who have spoken out and acted against the cruelty of the Government's detention regime and supported refugees and people seeking asylum over many years;

(f) Acknowledges the charities and community groups who have stepped in where the Government has failed to support refugees and people seeking asylum;

(g) Requests the Mayor convey Yarra Council's position to the Prime Minister and the Minister for Immigration requiring the Federal Government to:

(i) release the refugees and people seeking asylum who are still held in immigration detention, including APODs and those left behind in Nauru and on Manus Island, so that they can live in the community while their applications are processed;

(ii) immediately process applications and grant permanent visas in Australia to those found to be refugees; and

(iii) support refugees and asylum seekers with access to permanent appropriate accommodation, housing support, Medicare, ongoing welfare, education and training opportunities, and any other services that enable them to live with a certain future, dignity, self-determination and equality;

(h) Joins the Darebin City Council in calling for changes to the Victoria Planning Provisions to preclude extended detention from the land use definition of 'accommodation', and to specifically ensure that 'detention facility' does not fall within Section 1 (no permit required) of any zone, and requests that the Chief Executive Officer write to the Minister for Planning to elaborate on this request;

(i) Seek the co-signature to the above correspondence of other Victorian Mayors, particularly in municipalities that are host to APODs and MITA; and

(j) Requests the Director of Community Wellbeing identify further ways that Council can work with other levels of government, health and community services, unions, charitable organisations and others to support refugees and people seeking asylum in our communities."

Background

Under Australia's Immigration Policy, anyone who does not have a valid visa is detained, including children and adults seeking asylum, often for long and uncertain periods. The detention of people seeking asylum under this regime is one of the harshest in the world and causes terrible suffering.

Asylum-seekers who arrive in Australia without a visa are subjected to a number of punitive measures that can significantly impair their mental health and general wellbeing. Many asylum seekers suffer from clinically diagnosable mental disorders including anxiety, depressive disorders and post-traumatic stress disorder (PTSD). Many people under Australia's care have been killed or committed suicide and reports of abuse from government contractors, family separation and self-harm have plagued the Federal Government's immigration regime.

As of 30 November 2020, there were 1518 people in immigration detention facilities, including 1289 in immigration detention on the mainland and 229 in immigration detention on Christmas Island. The average period of time that refugees and people seeking asylum were held in detention was 604 days. Despite the offshore detention facilities being officially closed, many refugees who were under Australia's care in offshore detention still remain in Nauru and on Manus Island. Some of the people previously detained offshore were transferred to Australia under the now defunct Medevac legislation, some have been resettled in a third country, many have been transferred to, and continue to languish in, immigration detention centres. Some have been imprisoned for up to 8 years.

With mounting community pressure, a number of people who were transferred to Victoria under the Medevac legislation, and held in the Park Hotel, were granted "final departure" bridging visas on 20 January 2021. Several more have been recently released from the Melbourne Immigration Transit Accommodation (MITA) detention centre. A number of refugees still remain locked up in hotel detention at the Park Hotel in Carlton, on Yarra's doorstep, still more are imprisoned in MITA and in other detention centres and alternative places of detention (APOD) across Australia.

Liberty is a fundamental human right, recognised in major human rights instruments to which Australia is a party, including the International Covenant on Civil and Political Rights and the Convention on the Rights of the Child.

RECOMMENDATION

1. That Council:

   (a) Affirms its commitment as a Refugee Welcome Zone and condemns the incarceration of refugees and people seeking asylum as a gross violation of human rights;

   (b) Affirms its commitment outlined in the *Multicultural Partnerships Plan* 2019-2023, to "actively advocate for the rights of refugees and people seeking asylum to be free from hardship and enable them to actively participate in this community, while also challenging discriminatory beliefs and policies.";

   (c) Acknowledges the toll that the mandatory detention regime has had on people seeking asylum, refugees and their loved ones;

   (d) Acknowledges the resilience of the people who have been locked up for many years, and their many requests for community support and policy change;

   (e) Acknowledges the community members who have spoken out and acted against the cruelty of the Government's detention regime and supported refugees and people seeking asylum over many years;

   (f) Acknowledges the charities and community groups who have stepped in where the Government has failed to support refugees and people seeking asylum;

   (g) Requests the Mayor convey Yarra Council's position to the Prime Minister and the Minister for Immigration requiring the Federal Government to:

      (i) release the refugees and people seeking asylum who are still held in immigration detention, including APODs and those left behind in Nauru and on Manus Island, so that they can live in the community while their applications are processed;

      (ii) immediately process applications and grant permanent visas in Australia to those found to be refugees; and

      (iii) support refugees and asylum seekers with access to permanent appropriate accommodation, housing support, Medicare, ongoing welfare, education and training opportunities, and any other services that enable them to live with a certain future, dignity, self-determination and equality;

   (h) Joins the Darebin City Council in calling for changes to the Victoria Planning Provisions to preclude extended detention from the land use definition of 'accommodation', and to specifically ensure that 'detention facility' does not fall within Section 1 (no permit required) of any zone, and requests that the Chief Executive Officer write to the Minister for Planning to elaborate on this request;

   (i) Seek the co-signature to the above correspondence of other Victorian Mayors, particularly in municipalities that are host to APODs and MITA; and

   (j) Requests the Director of Community Wellbeing identify further ways that Council can work with other levels of government, health and community services, unions, charitable organisations and others to support refugees and people seeking asylum in our communities.

Attachments

There are no attachments for this report.