Agenda

Council Meeting

7.00pm, Tuesday 3 August 2021

MS Teams

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. **Public question time**
8. **Council business reports**
9. **Notices of motion**
10. **Petitions and joint letters**
11. **Questions without notice**
12. **Delegates' reports**
13. **General business**
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 Gabrielle de Vietri	Mayor
• Cr Claudia Nguyen	Deputy Mayor
• Cr Edward Crossland	Councillor
• Cr Stephen Jolly	Councillor
• Cr Herschel Landes	Councillor
• Cr Anab Mohamud	Councillor
• Cr Bridgid O'Brien	Councillor
• Cr Amanda Stone	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 (Councillors and staff)

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

Nil

6. Confirmation of minutes

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 20 July 2021 be confirmed.

7. Public question time

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

8. Council business reports

Item		Page	Rec. Page	Report Presenter
8.1	Community Partnership Grants 2021-25 Recommendations Report	8	13	Michael Van Vliet – Community Grants Team Leader
8.2	Proposal for a Children, Youth and Families Advisory Committee	20	22	Malcolm Foard – Manager Family, Youth and Children's Services
8.3	Planning Scheme Amendment C280yara - 32-68 Mollison Street, Abbotsford	25	40	Fiona Van der Hoeven – Practice Leader Strategic Planning
8.4	Amendment C269 consideration of submissions and referral to Planning Panel	84	105	Fiona Van der Hoeven – Practice Leader Strategic Planning

9. Notices of motion

Item		Page	Rec. Page	Report Presenter
9.1	Notice of Motion No. 8 of 2021 - Ministerial Approval of Planning Scheme Amendment C270 (Fitzroy and Collingwood)	609	610	Sophie Wade - Councillor
9.2	Notice of Motion No. 9 of 2021 - Thresholds for Heritage Protection and Forthcoming Thematic Study	611	612	Edward Crossland - Councillor

10. Petitions and joint letters

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

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

13. General business

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

14. Urgent business

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

8.1 Community Partnership Grants 2021-25 Recommendations Report

Executive Summary

Purpose

To seek Council endorsement of the recommended grants for the 2021-2025 Community Partnership Grants.

Key Issues

The Community Partnership Grants program is a four-year funded program. The Community Partnership Grants program is a targeted and non-contested program in which the Council invites selected organisations to apply. The recommended grant recipients have all previously received the grant.

Financial Implications

The budget for the Community Partnerships Grants in 2021/2022 was $455,000. The proposed allocation for the first year (2021/22) of the program is $413,930. The budget will be subject to a CPI increase of 1.5% per annum (pending budget approval) rising to $435,328 in the final year (2024-2025) and a total commitment of $1,703,123 over four years. This is $79,864 less than the previous four-year allotment which was $1,782,987 from 2017-2021. The lower allocation is due to two invited applications not proceeding.

PROPOSAL

That the Council endorses funding the ten recommended projects for a four-year period from 2021/22 to 2024/25 to these Yarra-based community organisations and that Council endorses redirecting unallocated funds totalling $38,687 for 2021/22 towards the 2022 Annual Grants Program.

8.1 Community Partnership Grants 2021-25 Recommendations Report

Reference	D21/66453
Author	Michael Van Vliet - Team Leader Community Grants
Authoriser	Manager Social Strategy and Community Development

Purpose

1. To seek Council endorsement of ten recommended grants for the 2021-2025 Community Partnership Grant program.

Critical analysis

History and background

2. The Community Partnership Grants (CPG) program is a four-year funded program which provides support to projects based on important, unique and enduring partnerships between the Council and community organisations. The grant program, which was established in 2005, is a targeted program in which Council invites selected organisations to apply.
3. The purpose of the CPG program is to support Council to achieve the objectives of the Council Plan, to support community organisations through strategic partnerships, and to develop a positive approach to local social issues.
4. The grants support community engagement activities which utilise both Council and community organisation contributions. Ultimately the program's aim is to develop an empowered and self-determining community and provide a positive approach to the resolution of social issues in the City of Yarra.
5. This program acknowledges the recurrent nature of these partnership projects and provides greater security for the community organisations along with a high level of accountability for the Council. Funding is provided either as operational funding, and/or for specific programs.
6. On 4 May 2021, Council endorsed the Initiation Report which approved the invitation to those community organisations already receiving a CPG to apply again for the following four years. The grant round opened on 11 May 2021 and closed on 30 May 2021 with ten applications received. Applications were not received from cohealth for their Refugee and Asylum Seeker Support Program or from Melbourne Aboriginal Youth Sport and Recreation (MAYSAR) for their Future Building Project, though both were invited to apply.
7. The applications were first assessed by Council officers and then by an appointed panel consisting of three prominent community members (David Lee, President of Yarra U3A; Lee Chia, Community Liaison Officer at Clifton Hill / North Fitzroy Community Bank; and, Rei Chin, Community Development Manager, Carringbush Adult Education) which convened on 25 June to review applications and make recommendations.
8. The applicants, projects and recommended annual funding amount for the first year are provided overleaf in the table. Detailed project descriptions and panel comments are included in Attachment 1.

Applicant	Project Title	Year One
Yarra Drug and Health Forum auspiced by cohealth	Yarra Drug and Health Forum	$32,000.00
cohealth	Billabong BBQ	$54,235.00
Fitzroy Legal Service	Access to justice: Free evening legal advice service	$90,000.00
Princes Hill Community Centre Inc	Community Involvement project	$30,000.00
Collingwood Children's Farm	Young Farmers Program	$70,000.00
Launch Housing	First Nations Pathways Program	$54,000.00
cohealth	Aboriginal Access and Engagement	$41,761.00
Richmond Toy Library	Richmond Toy Library – Rebuild Community	$15,000.00
Collingwood Toy Library	Nurturing children and community through play	$13,467.00
Collingwood Toy Library	Fitzroy Toy Library	$13,467.00
	TOTAL	$413,930.00

Discussion

9. An independent external review of the CPG program was conducted by consultants GrantsPro five years ago which recommended the Council "maintain its commitment to the CPG program and retain Council's commitment to achieving social justice outcomes and a partnership approach as a basis for the CPG program's intent."

10. Whilst all previous recipients have provided acquittals for grants received prior to this process, officers will work collaboratively with recipients to identify opportunities to strengthen kpis and reported outcomes, to ensure Council can be even more confident of the value that the grants provide to the Yarra community. This process will occur before the end of 2021 calendar year.

11. The active recipients were directly consulted in a review of the CPG program. In the review each program was assessed against several criteria including impact, community engagement, short, medium and long-term outcomes. All the funded programs were found to have positive benefits to the Yarra community. These benefits were strengthened and enabled by the security associated with multi-year funding. Organisations were able to develop long-term programs that would not have been possible through an annual funding arrangement.

12. Council has directed that before the next round of CPGs a future review will establish if the by invitation approach should continue or whether these grants become part of a competitive round.

13. All grant applicants have been recommended for a four-year grant, other than the Richmond Toy Library who is recommended to be initially offered a one-year grant. Richmond Toy Library has experienced a long history of struggling with membership and this has been exacerbated through COVID. While they have aspired to partner with other organisations, this has not been successful. The following years are contingent on the Richmond Toy Library satisfying the Council it has met the commitments set out in their application.

Options

14. If all the grant recommendations are approved, there will be a $38,687 underspend in the budget allocations in the first year. Council could choose to save this amount for other purposes, or alternatively could reinvest in the Annual Grants Program 2022. Given the competitiveness of the annual grants process, officers recommend that the amount be reinvested to that stream, which will also enable Council's overall commitment to supporting the grants program to remain the same. A further report on the recommended applications for the annual grants will be brought to Council in a future report.

Community and stakeholder engagement

15. There is ongoing discussion and consultation with the grant recipients about the programs. Each year recipients provide a comprehensive acquittal as well as a project plan for the coming year. Officers also provide training to the grant recipients on a range of topics including project planning and how to manage their grants. There is also discussion with Council officers around providing additional support to the projects in consultation with the grant recipients.

Policy analysis

Alignment to Council Plan

16. The 2017 - 2021 Council Plan closely guides the Community Partnership 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. Three key objectives of the Council Plan directly relate to the CPG Program:

    (a) Community health, safety and wellbeing are a focus in everything we do: 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. Many of the grants address social issues which improve community health and safety by seeking to resolve some of the urban problems of poverty, drug addiction and family violence;

    (b) Inclusion, diversity and uniqueness are welcomed, respected and celebrated: The program provides support for community groups to offer inclusive and diverse activities, services, information and cultural celebrations; and

    (c) Transparency, performance and community participation drive the way we operate. Yarra Council's community grants program is a recognised leader among Local Governments in Victoria. As well as having a diverse grants program, Yarra's grants have been an innovative means of connecting with and supporting local communities and involving them in the decision-making process.

Climate emergency and sustainability implications

17. All grant applicants are encouraged to consider the environmental impact of their projects and ways in which to minimise their ecological footprint. All applicants, regardless of which grant round they are applying for, are asked to consider ways of reducing and/or re-using resources.

18. While none of the grants directly target sustainability projects, they all impact on improving the wellbeing of vulnerable groups of people in Yarra. It is well documented that these groups are most impacted by climate emergency issues. Any program that seeks to improve a vulnerable population's capacity will ultimately impact on their experience of climate emergency incidents.

Community and social implications

19. The Community Partnership Grants aim to address social needs across various areas: community development, family, children and youth, health and Aboriginal communities. Social objectives addressed within the grants program are:

(a) building a sense of community through social cohesion: projects which seek to bring people together and support the development of communities with shared aims and aspirations;

(b) improving health and wellbeing: food security, nutrition, skills development, health information, social engagement and support;

(c) working with children to develop skills, and educate young people about nature; and,

(d) promoting the participation of older people from CALD backgrounds in cultural, social and civic activities.

Economic development implications

20. The grants strengthen the community sector through providing a flexible and responsive source of funds to community-based Not-for-Profit organisations. Funding is used to support projects that deliver the outcomes outlined within the Council Plan, target the areas of highest need within the community, and ultimately aim to improve the long-term economic outlook for local individuals, families and businesses through strengthening the capacity of local organisations.

21. These grants redistribute funds to those less advantaged in the community. Projects that are funded to support Aboriginal people, migrants, refugees, young people and families through skills development or projects that support service coordination also have an indirect economic benefit.

Human rights and gender equality implications

22. The Community Partnership Grants are in close alignment with the Victorian Charter of Human Rights and Responsibilities Act 2006 and actively support people to participate in and contribute to their community. They seek to empower those community members experiencing disadvantage.

23. The grants require applicants to address issues of gender inequality in their proposed initiative, ensuring that planning on this issue is addressed from the commencement of the project.

Operational analysis

Financial and resource impacts

24. The approved annual budget (as per Council meeting 4 May 2021) for the Community Partnerships Grants is $455,000. However, the proposed recommendation for the first-year budget (2021/22) of the program is $416,313. The amount is less than the allocated budget due to two of the invited organisations failing to apply for funding.

25. The budget will be subject to a CPI increase of 1.5% per annum (pending budget approval) rising to $435,328 in the final year (2024-2025) and a total commitment of $1,703,123 over four years. This is $79,864 less than the previous four-year allotment which was $1,782,987 from 2017-2021.

Grant year	Financial Year	Allocated amount
Year one	2021/22	$416,313.00
Year two	2022/23	$422,557.00
Year three	2023/24	$428,895.00
Year four	2024/25	$435,328.00
TOTAL		$1,703,123.00

Legal Implications

26. There are no identified legal implications.

Conclusion

27. The Community Partnership Grants program provides funding to a unique group of programs which are based on an enduring partnership between Council and community organisations. The programs create substantial and ongoing social benefit for the Yarra community. The ten programs invited to apply for these grants have had their applications assessed and are recommended to receive funding for the next four years.

RECOMMENDATION

1. That:
   (a) Council approve the ten recommended grants for a four-year period from 2021/22 to 2024/25; and
   (b) the unallocated funds of $38,687 be redirected towards the Annual Grants 2022 program.

Attachments

1⇩ Community Partnership Grants 2021-2025 Recommendations

Attachment 1 - Community Partnership Grants 2021-2025 Recommendations

Community Partnership Grants Recommendations 2021-2025

CPG22-01: **Yarra Drug and Health Forum (Auspiced by cohealth)**

Yarra Drug and Health Forum

Project Description: The Yarra Drug and Health Forum is a community-based approach to addressing the impact of drugs and alcohol and related issues in the City of Yarra. Any person who lives, works or is connected to the City of Yarra can participate in the Yarra Drug and Health Forum and its activities.
The Forum's core values include open and equitable community access to Forum activities by providing a voice and neutral or safe space for discussion, deliberation and action. The Yarra Drug and Health Forum adopts harm-minimisation principles with an emphasis on collaboration between residents, traders, alcohol and drug sector as well as social, welfare, health, local and state government agencies, and promotes evidence-informed policy and practice aimed at reducing the impact of drugs and alcohol for the whole Yarra community.
Key activities include:

- Bringing people together
- Acting as an honest broker
- Hearing the voices of those with lived experience and
- Promoting evidence- based health responses

Looking forward, the YDHF will remain responsive to the alcohol and drug related issues as they present in Yarra, and will be proactive in working with the local community to

- reduce the experience of stigma and discrimination for people who use drugs, engendering compassion not judgement for people who use drugs or alcohol.
- include community members and people with lived experience of injecting drug use in the design and implementation of community action to address the impact of drug activity in Yarra

Amount Requested (Year one): $32,000.00
Recommendation:
Year 4: $33,463.00

Year 3: $32,967.00

Year 2: $32,480.00

Year 1: $32,000.00

Panel Comments: Yarra Drug and Health Forum has a long-standing position of expertise in this field, connected to a broad network of community organisations, addressing what continues to be an important social issue in the Yarra community and aligns closely with our health plan.

CPG22-02: **cohealth**

Billabong BBQ

Project Description: The Billabong BBQ is a multidisciplinary assertive outreach program that works to improve service access and engagement for Aboriginal and Torres Strait Islander people living within the City of Yarra. It consists of a weekly BBQ that provides a nutritious meal. The BBQ is typically held at Harmsworth Hall, opposite the Collingwood Housing Estate Park which is a regular meeting place for Aboriginal and Torres Strait Islander people. Due to Covid restrictions at Harmsworth Hall the group is currently being held at the nearby Collingwood neighbourhood house.
The provision of stakeholder services (including: justice, health, housing, legal, disability, welfare etc.) at the BBQ is underpinned by service commitment to the social determinants of health and to providing culturally safe practices, that ensures a more holistic and culturally responsive approach to Health and Wellness for Aboriginal and Torres Strait Islander people.
The Billabong Coordinator role ensures leads the weekly planning of the BBQ, planning and implementation of community events and related health promotion. The Billabong Coordinator does this in collaboration

with stakeholders to create supportive pathways to services engagement and access as well as addressing community health and wellness.

Amount Requested (Year one): $54,235.00
Recommendation:
Year 4: $56,713.00

Year 3: $55,875.00

Year 2: $55,049.00

Year 1: $54,235.00

Panel Comments: Cohealth is a well-established organisation with many community partnerships, while the program provides a multi-pronged approach to services that help to support a complex community - and support for this community is a Council priority.

CPG22-03: **Fitzroy Legal Service**

Access to justice: Free evening legal advice service

Project Description: The Fitzroy Legal Service offers free legal advice each evening from Monday to Friday. The service was originally a drop-in service but has moved to an appointment-based service in response to the COVID pandemic. The night service provides advice to clients on a range of matters across civil, family and criminal law. We utilise significant volunteer support from the legal sector (solicitors, barristers and law students) who generously volunteer their time and services to make the law and legal support accessible to all members of the community, regardless of financial means. Approximately 300 volunteers assist in delivering these free legal advice services.

Amount Requested (Year one): $90,000.00
Recommendation:
Year 4: $94,111
Year 3: $92,720.00

Year 2: $91,350.00

Year 1: $90,000.00

Panel Comments: Fitzroy Legal Service has a long-standing position in the Yarra community, demonstrating there is an ongoing need for the service. This is a very impactful and concrete program that provides an otherwise difficult to access service to disadvantaged community members.

CPG22-04: **Princes Hill Community Centre Inc**

Community Involvement through Games, Craft, History and Sustainable Workshops, Music and Art Groups

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 Mah-jong); the varied one day, weekly, fortnightly and monthly Craft and Sustainability Workshops plus the collaborative (with the Carlton History Group) Local History Walks and Talks sessions and our Book Club and performing Arts group (an amateur String Group. We are expanding our sustainability involvement with (an in negotiation) program to Green the Melbourne Cemetery (particularly the Princes Hill end) using volunteers monitored by the PHCC and coordinating with the Melbourne General Cemetery Trust (there are a substantial number of volunteers waitlisted already). With the Advent of Covid 19 and the requisite smaller class numbers, the PHCC needs to schedule extra classes of smaller numbers. Added to this is the extra cleaning mandated by the DHHS to safeguard Covid19 compliant operations plus the inevitable extra administration and monitoring and marshalling Covid 19 incurs

Amount Requested (Year one): $30,000.00
Recommendation:
Year 4: $31,371.00

Year 3: $30,907.00

Year 2: $30,450.00

Year 1: $30,000.00

Panel Comments: The program provides a range of services and activities for seniors in the local Princes Hill area. The PHCC is not funded through Yarra's Neighbourhood Houses program so the Community Partnership Grants is a way of providing them with some support. It is a good project operating with local partnerships to bolster and expand its reach and outcomes.

CPG22-05: **Collingwood Children's Farm**

Young Farmers Program @ Collingwood Children's Farm

Project Description: For over 40 years, Collingwood Children's Farm has specialised in changing people's lives, and we partner with government, schools and the community to do just that.

The Farm's evidence-based community programs support children and their families, as well as people experiencing adversity, breaking down barriers to inclusion, combating social isolation, building foundational work skills and forging pathways to community and connectedness.

Delivering social impact is why the Farm exists, and it's what we're good at.

Young Farmers (YFP) sees Collingwood Children's Farm partner with Council to engage with local children throughout the year, introducing these young people to an inclusive and financially accessible program of meaningful work, learning opportunities and rewarding activities.

This hands-on program operates 30 weekends per year, with children aged 8-16yrs supported by a dedicated team of Farm employees; a team boasting a wide breadth of skills and experience spanning (but not limited to) education, land care, horticulture and market gardening, carpentry, animal husbandry and public engagement.
The provision of dedicated skilled support ensures participating children are able to safely access a broad range of hands-on Farm experiences; experiences that develop foundational work skills and work related attributes, including interpersonal skills, self-confidence and efficacy, communication skills, problem solving skills, teamwork, punctuality and personal responsibility / reliability. The program structure employs small teams and vertical grouping to encourage peer-to-peer learning, whereby younger children are supported by their older peers and older children are encouraged to develop key leadership attributes, including integrity, accountability, empathy, humility, resilience, and positivity.

The impact of this program is profound, and it is local; participating children are all City of Yarra residents and for many, participation in Young Farmers is their first exposure to a workplace, to teamwork and to work generally.

Amount Requested (Year one): $70,000.00
Recommendation:
Year 4: $73,197.00

Year 3: $72,116.00

Year 2: $71,050.00

Year 1: $70,000.00

Panel Comments: The Collingwood Children's Farm has submitted an excellent application that aligns very well with Council's 0-25 years plan. The program meets a real need for vulnerable and at risk children and young people. This program has an established and successful referral and partnership approach with other key community family focused organisations in Yarra. It provides a great opportunity for young people to have exposure to farm work skills and build a relationship with the natural world. Case studies given prove the program is highly beneficial to the many participants.

CPG22-06: **Launch Housing**

First Nations Pathways Program

Project Description: The First Nations Pathways Program aim will be to build and enhance relationships between Launch Housing and the First Nations community within the City of Yarra (CoY). The First Nations Pathways program will address the barriers that the First Nations community currently experience in accessing homelessness and support services more broadly in the CoY. Launch Housing is committed to learning and providing improved culturally appropriate support to our service users. We will do this by strengthening partnerships, connections and relationships with First Nations people their communities and organisations.

We propose the program will have two phases, the first six months focused on scoping in consultation with the First Nations community and agencies, and a review of Launch Housings current practices to identify the access barriers and service gaps for First Nations people. This process will support Launch Housing Cultural Safety Plan and commitment to address disparity. The second phase of the First Nations Pathways Program will see the worker concentrate efforts on addressing and implementing change identified in phase 1 and continued commitment to strengthening relationships with key agencies and the community and looking for innovative ways to enhance access to non-First Nations services in the City of Yara.

Amount Requested (Year one): $54,000.00
Recommendation:
Year 4: $56,467.00

Year 3: $55,632.00

Year 2: $54,810.00

Year 1: $54,000.00

Panel Comments: Aboriginal and Torres Strait Islander housing and homeless is a huge issue. This grant application marks a significant departure from the previous program, which the Aboriginal Partnerships team has viewed as being highly effective. However, there is clearly a significant need for this project and it will provide vital and culturally inclusive support to access housing.

CPG22-08: **cohealth**

Aboriginal Access and Engagement

Project Description: The Aboriginal Access and Engagement program aims to improve the health and well-being of the Aboriginal and Torres Strait islander community in the City of Yarra.
This is a marginalized group in the community who face significant disadvantage and have a complex range of health and well-being issues. Aboriginal Access and Engagement workers will continue to be employed and will have a role in linking Aboriginal and Torres Strait islander people to relevant health, welfare and recreational services. The Aboriginal Access and Engagement worker role will include working with staff from other agencies and other cohealth staff to identify the needs of clients and community and to engage in Deadly care planning with clients to empower them to make informed decisions about their care.

Amount Requested (Year one): $41,761.00
Recommendation:

Year 4: $44,144.00
Year 3: $43,023.00

Year 2: $42,387.00

Year 1: $41,761.00

Panel Comments: The community this program is pitched towards experience complex needs and require high levels of complex support. The project plays a significant role in supporting members of the ATSI community to access essential services, acting in concert with other relevant organisations and programs.

CPG22-09: **Richmond Toy Library**

Richmond Toy Library - Rebuild Community

Project Description: Our aim is to strengthen community bonds through a shared purpose: child rearing. Core to this goal is enabling interaction between parents and children through play. The Richmond Toy

Library (RTL) loans toys to families in Richmond, Cremorne and Burnley area, making toys more accessible to families of all income levels and reducing the environmental impact of play. The pandemic has had a profound impact on RTL. We were forced to reduce the number of opening hours and some parents were hesitant to attend due to health concerns. Membership numbers have dropped, as well as member participation in volunteer service duties.

Over the next 4 years, RTL would like to rebuild our membership base to ensure Yarra residents continue to have access to affordable, environmentally friendly play by:

- doing more promotion in the community;
- holding community play events;
- offering discounts to families with children with developmental challenges; and
- exploring options of opening in North Richmond to reach families in need.

Amount Requested (Year one): $15,000.00
Recommendation:
Year 1: $15,000.00

Panel Comments: Richmond Toy Library has experienced a long history of struggling with membership and this has been exacerbated through COVID. While they have aspired to partner with other organisations, this has not been successful. While the panel has recommended funding them for one year, they will need to show they are able to meet the requirements set out in this application to receive funding in the following years.

CPG22-10: **Collingwood Toy Library**

Nurturing children and community through play

Project Description: Collingwood Toy Library helps its member families stimulate their children's intellectual, physical, social and emotional development by making over 4,800 quality toys, puzzles and games available to borrow. We promote the positive adult/child interactions associated with unstructured and structured play, its educational value and the important impact it has on 'school readiness'.

Open from Tuesday to Saturday every week, we serve as an informal community space within Victoria Park Community Centre. We are strongly committed to inclusion, and by keeping our annual membership fee modest and offering heavily discounted rates or waiving fees where appropriate, we ensure that our service is accessible to all residents – regardless of age, gender, sexuality, income, education, skills, cultural background, language skills or disability.

In a world where people are increasingly retracting into their own homes, community integration suffers. It can be particularly tough for parents and carers at home with babies and small children, and especially isolating for first-time parents and those who are new-to-area. To counter this, the Collingwood Toy Library encourages families to engage with their local community through casual social interactions, discussing which toys their children have enjoyed or sharing a snack. Member families are engaged in volunteering their time to the toy library, actively working together to facilitate the success of the service. We also host fun special events to encourage local families to connect, such as the Messy Play Day and family discos.

By encouraging families to borrow toys instead of buying, we also promote sustainable living practices that help to reduce Yarra's environmental footprint by minimising consumption and landfill volumes.
In tune with Yarra's culturally and linguistically diverse population, and in response to feedback from our members, we provide a range of games in eight languages, and continue to enhance this collection in line with community needs.

Amount Requested (Year one): $13,467.00
Recommendation:
Year 4: $14,082.00

Year 3: $13,874.00

Year 2: $13,669.00

Year 1: $13,467.00

Panel Comments: The Collingwood Toy Library continue to be an outstanding community service for not only families with under school age children but have now expanded to include toys and games for older children also. They are an excellent community partner and participate in collaborative activities which support the broader service sector and families and children.

CPG22-11: **Collingwood Toy Library**

Fitzroy Toy Library

Project Description: Collingwood Toy Library will partner with Yarra Council to scope and trial offering a toy library service to support families in and around the Atherton Gardens Housing Estate in Fitzroy. This service will take the place of the current Fitzroy Toy Library at Connie Benn but will likely take a different format.

In the first year we will explore options for a suitable space to operate from and work with local families and existing community volunteers to understand community needs and ideate solutions that are financially feasible to offer a quality service that is valued by families.

The purpose of a toy library service in Fitzroy is to help member families stimulate their children's intellectual, physical, social and emotional development by making quality toys, puzzles and games available to borrow. We promote the positive adult/child interactions associated with unstructured and structured play, its educational value and the important impact it has on 'school readiness'. In Fitzroy we will focus on early skills and play for 0-5-year old infants and children.

We are strongly committed to inclusion, and by keeping our annual membership fee modest and offering heavily discounted rates or waiving fees where appropriate, we ensure that our service is accessible to all residents – regardless of age, gender, sexuality, income, education, skills, cultural background, language skills or disability.

By encouraging families to borrow toys instead of buying, we also promote sustainable living practices that help to reduce Yarra's environmental footprint by minimising consumption and landfill volumes.

Amount Requested (Year one): $13,467.00
Recommendation:
Year 4: $14,082.00

Year 3: $13,874.00

Year 2: $13,669.00

Year 1: $13,467.00

Panel Comments: The partnership between Collingwood Toy Library and existing Yarra City services at Atherton Gardens to deliver the project should translate into a successful and valuable service. It is encouraging that the Fitzroy Toy Library will be managed by the well-established Collingwood Toy Library and services will continue to be delivered after the departure of Save the Children as the auspice.

8.2 Proposal for a Children, Youth and Families Advisory Committee

Reference	D21/62664
Author	Lisa Wilkins - Coordinator Service Planning and Development
Authoriser	Manager Family and Children's Services

Purpose

1. To seek Council endorsement to establish a new Children, Youth and Families Advisory Committee to inform planning for children and young people and their families, and to replace the Early Years Reference Group.

Critical analysis

History and background

2. The Yarra 0 - 25 Plan 2018-2022 adopted a life stage approach reflecting the journey of families raising and caring for children and young people as they grow and develop from dependence to independence.
3. The Plan has been based on the Nest Framework developed by the Australian Research Alliance for Children and Youth (ARACY). The motivation for the Nest research was persistent poor outcomes for many Australian children despite significant investment in policies, programs and services over time targeting child and/or youth wellbeing.
4. In developing the 0 - 25 Plan, Council sought to focus on better understanding the evidence of factors that contribute to positive social change and to address the experiences of children and young people.

Discussion

5. There is no existing advisory committee that addresses the scope of the Yarra 0 - 25 Plan.
6. The current advisory groups do not focus on engagement or planning for children and young people and/or their families:
   (a) The Early Years Reference Group (EYRG) is primarily childcare and kindergarten providers focussing more on operational rather than strategy and policy;
   (b) The Yarra Children Services' Leadership Network meets after hours and provides a relevant focus for the EYRG members and allow those with an interest in engagement, planning and policy to pursue this through a new advisory committee;
   (c) Further work is being undertaken by Yarra Youth Services on youth engagement that is focused upon youth representation and consultation with Councillors. This work is complementary to the proposed new advisory committee; and
   (d) Yarra Communities that Care focuses on children in the middle years.
7. Implementation of the Yarra 0 – 25 Plan would be enhanced with a community advisory committee that could bring together stakeholders to provide insight and advice to Council on engagement, planning, policy and service delivery for children, young people and their families.
8. Attachment 1 presents draft Terms of Reference for the proposed Children, Youth and Families Advisory Committee.
9. The recruitment process, which would involve a public expression of interest process followed by internal shortlisting of candidates and preparation of a recommendation to Council, who will make the final decision by Council resolution, is expected to take approximately three months.

Community and stakeholder engagement

10. Officers surveyed EYRG members in April-May to find out what's important for their participation in the Group. Of the 73 external service representatives surveyed,13 participants responded to the survey. Of all activities of the EYRG, the survey found that the common important activities are:
    (a) Meeting and networking with peers;
    (b) Information and advice from Victorian Department of Education and Training;
    (c) Training and professional development;
    (d) Finding out how other services like theirs are operating;
    (e) Grants and funding information; and
    (f) Of the survey respondents that do not usually attend EYRG meetings, the main reason for not attending is time constraints.
11. Re-development of the Yarra Youth Advisory Committee was considered in a workshop with young people which informed a report to Council addressing youth representation.

Policy analysis

Alignment to Council Plan

12. The Council Plan 2017–21 informs the Yarra 0 - 25 Plan as it focuses upon health and wellbeing, participation and recognition of community diversity for children and young people.
13. The Council Plan commits Council to "maintain a culture of transparency, governance, ethical practice and management of risks that instils a high level of community respect and confidence in Council decision-making".
14. The establishment of a new advisory committee to support implementation of planning for children, young people and their families and a public process to appoint members would further demonstrate Council's committee to transparent governance.

Climate emergency and sustainability implications

15. There are no climate emergency and sustainability implications considered for this report.

Community and social implications

16. The proposal to create a new advisory committee with a mix of community and organisational members relevant to child, youth and family services responds to the framework of the Yarra 0 - 25 Plan. The Plan recognises that a child's experience of the different life stages and associated transitions from infancy, childhood, adolescence and adulthood are critical to health and wellbeing in the short and longer term.

Economic development implications

17. There are no economic development implications considered for this report.

Human rights and gender equality implications

18. The advice provided in this report does not any human rights implications.
19. The internal shortlisting of candidates and preparation of a recommendation to Council will consider any gender equality implications.

Operational analysis

Financial and resource impacts

20. No financial impacts are identified in this report. Minor costs for meeting attendance such as transport and catering are already factored into the Family, Youth and Children's Services branch budget.

Legal Implications

21. There are no legal implications considered for this report.

Conclusion

22. The Yarra 0 - 25 Plan 2018-2022 provides a focus for direction of resources and actions towards the healthy development and wellbeing of children and young people.

23. There is no existing advisory committee that addresses the scope of the Yarra 0 - 25 Plan. Current advisory groups do not focus on engagement or planning for children and young people and/or families.

24. It is recommended that Council establishes a new Advisory Committee to better inform planning and consultation for children and young people and their families, and to replace the Early Years Reference Group.

RECOMMENDATION

1. That Council:

   (a) establishes the Children, Youth and Families Advisory Committee;

   (b) endorses the terms of reference of the Children, Youth and Families Advisory Committee contained in Attachment 1;

   (c) appoint Councillor ……..… and Councillor …… to the Children, Youth and Families Advisory Committee;

   (d) authorise officers to undertake a public expression of interest for membership of the first term of the Children, Youth and Families Advisory Committee;

   (e) authorise officers to provide a further report to Council on the proposed membership of the Children, Youth and Families Advisory Committee;

   (f) agrees to dissolve the Early Years Reference Group; and

   (g) thank participants of the Early Years Reference Group and invite them to seek appointment to the Children, Youth and Families Advisory Committee.

Attachments

1⇩ Proposed Children, Youth and Families Advisory Committee - Terms of Reference

Attachment 1 - Proposed Children, Youth and Families Advisory Committee - Terms of Reference

Proposed Children, Youth and Families Advisory Committee, Terms of Reference.

Committee type	Advisory
Purpose	The Children, Youth and Families Advisory Committee collaborates with Yarra to inform responses to the needs and aspirations of children and young people (aged from birth to 25 years).
Objectives	The Children, Youth and Families Advisory Committee achieves its purpose by: a. Providing advice and feedback on Yarra's strategic planning, policy, service provision and advocacy for children and young people. b. Informing the progress, review and measures of success of the Yarra 0-25 Plan for children and young people and their families, c. Providing advice to Council to achieve its commitment to community engagement and consultation including child / youth right to have their voices heard and reflected in policy, planning and service delivery; and d. Acting as a conduit for the exchange of information and views between community, Council and other representative bodies on issues relevant to children, young people and their families.
Membership	Two Councillors appointed by Council. Up to ten (10) community members and ten (10) stakeholder member organisations will be selected by Council after an public Expression of Interest. Member's term of appointment will be for three years, with all appointments terminating on the 30 June following the next Council election.
Quorum	A quorum of 12 for meetings.
Chairperson	Chairing is the responsibility of the appointed Councillor(s).

Attachment 1 - Proposed Children, Youth and Families Advisory Committee - Terms of Reference

Selection criteria	As far as possible, the Committee membership will reflect the diversity of Yarra including but not limited to: • People from family / households with children and youth from a variety of life stages • People of diverse sex, sexuality and gender • Aboriginal and Torres Strait Islander people • People from culturally and linguistically diverse backgrounds • People with a disability • People from different locations across the municipality. Community members are selected on the basis that: • They are Yarra residents and can demonstrate capability in contributing to strategic planning and policy for children, youth and families in Yarra • A sound working knowledge and understanding of the issues affect children and/or young people • Capable of working with Council and other community stakeholders to understand different points of view and sources of information • Committed to engaging with and hearing the voices of children and young people. Stakeholder organisations are selected based on their: • Significant and appropriate experience providing services, policy or planning for children, young people and/or families with dependent children in Yarra • Capacity to communicate with non-experts • Willingness to share information and contribute to implementation of strategy and policy • Committed to engaging with and hearing the voices of children and young people,
Meeting arrangements	The Advisory Committee will meet up to six times each year.

8.3 Planning Scheme Amendment C280yara - 32-68 Mollison Street, Abbotsford

Executive Summary

Purpose

The purpose of this report is for Council to consider:

(a) the ten (10) submissions received on Amendment C280yara to the Yarra Planning Scheme;

(b) officers' responses to the ten (10) submissions received following the exhibition of Amendment C280yara;

(c) requesting the appointment of an independent Planning Panel to consider all submissions and Amendment C280yara; and

(d) the next steps for advancing the Amendment in accordance with the requirements under the *Planning and Environment Act 1987*.

Key Issues

The Amendment (C280yara) seeks to replace the *Incorporated Plan Overlay – Schedule 1 (IPO1)* and the associated *Incorporated Plan* (an 'Incorporated Document') at 32-68 Mollison Street, Abbotsford.

The purpose of this report is to consider and respond to submissions received following exhibition of the Planning Scheme Amendment C280yara.

Amendment C280yara was placed on public exhibition from 15 April 2021 to 17 May 2021. Letters were sent to owners and occupiers of affected properties. 10 submissions were received during the exhibition period. In summary:

(a) one submission is from a nearby business owner not directly objecting; and

(b) nine (9) objecting submissions from surrounding residents.

Key issues raised in the objecting submissions related to:

(a) building height;

(b) loss of character;

(c) overshadowing;

(d) traffic impact;

(e) parking; and

(f) architectural and design treatment.

Financial Implications

There are substantial costs associated with the Panel process, including panel fees, representation and other experts who provide evidence on behalf of Council which would be met by the proponent. Other aspects would be met by the strategic planning budget.

PROPOSAL

In summary, that Council:

That Council:

(a) note and consider all submissions made on or before the last date of exhibition of Amendment C280yara to the Yarra Planning Scheme, in accordance with section 22(1) of the of the *Planning and Environment Act 1987* (Vic);

(b) note the officer report and Attachments 1-5 in relation to the Amendment;

(c) in relation to all submissions which were considered by Council, refer those submissions to an independent Planning Panel appointed by the Minister under Part 8 of the Act in accordance with section 23 of the Act;

(d) authorise officers to consider any further late or modified submissions received prior to a hearing by a Planning Panel appointed by the Minister under Part 8 of the Act and determine whether to refer any late submissions to the independent Planning Panel;

(e) authorise officers to present submissions to the Planning Panel, adopting a position of advocacy for the Amendment, including requesting recommendations from the Planning Panel for any proposed changes or revisions to the exhibited Amendment, generally in accordance with the officer report, officer recommendations and Attachments 1-5;

(f) authorises officers to write to all submitters to Amendment C280yara to advise of the Council resolution; and

(g) receive a further report after the Panel Report is received from Planning Panels Victoria to enable further consideration of the Amendment by Council.

8.3 Planning Scheme Amendment C280yara - 32-68 Mollison Street, Abbotsford

Reference	D21/77734
Author	Mir Faruque - Strategic Planner
Authoriser	Director Planning and Place Making

Purpose

1. The purpose of this report is for Council to consider:

   (a) the ten (10) submissions received on Amendment C280yara to the Yarra Planning Scheme;

   (b) officers' responses to the ten (10) submissions received following the exhibition of Amendment C280yara;

   (c) requesting the appointment of an independent Planning Panel to consider all submissions and Amendment C280yara; and

   (d) the next steps for advancing the Amendment in accordance with the requirements under the *Planning and Environment Act 1987*.

Critical analysis

History and background

Subject site

2. The site at 32 – 68 Mollison Street, Abbotsford, is located on the northern side of Mollison Street, between Little Nicholson Street and Victoria Crescent (Figure 1). It is approximately 4,360 square metres with a frontage of approximately 147m to Mollison St. It is part of an employment area generally located between Mollison Street to the south, Gipps Street to the north, the Yarra River to the east, and Nicholson Street to the west.

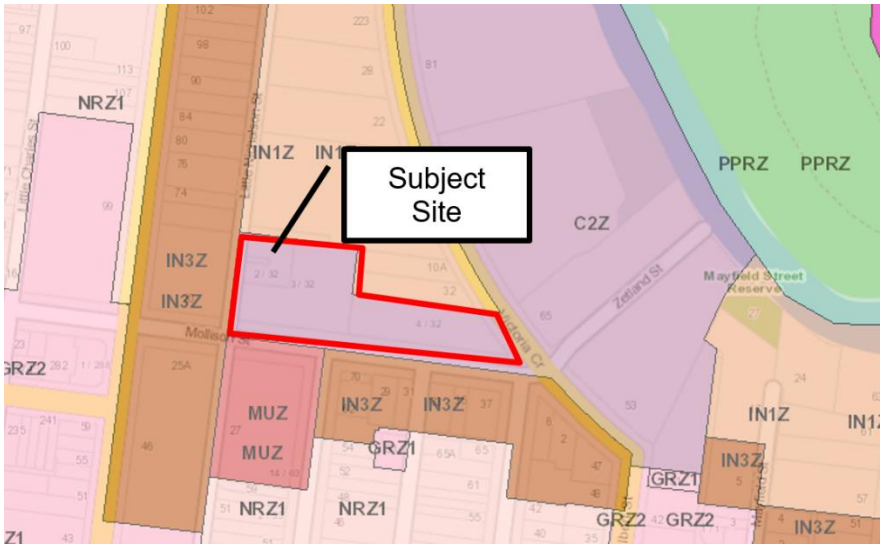


Figure 1: Location of the subject site

3. The site is owned by an entity of the Meydan Group (AH Meydan Pty Ltd) and is currently developed with an 'at grade' carpark at the western end adjoining Little Nicholson Street, and a three-storey office building across the remainder (Figures 2 and 3).

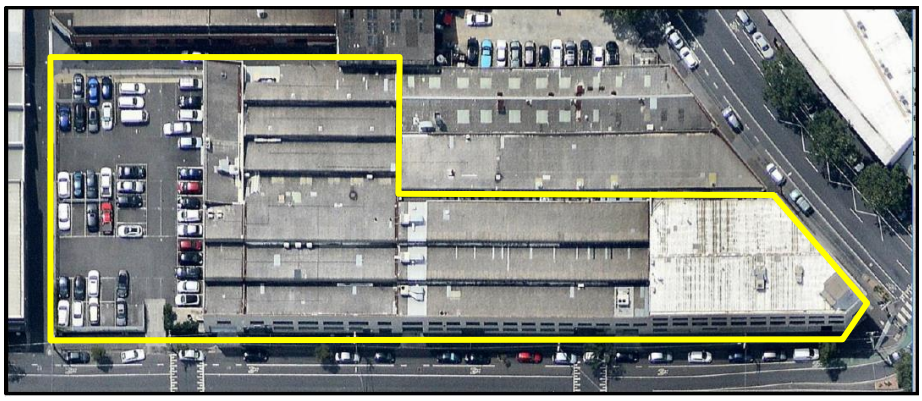


Figure 2: Aerial photograph (from Meydan Planning Scheme Amendment Request)

Figure 3: Mollison Street Frontage – 48 – 60 Mollison (from Meydan Planning Scheme Amendment Request)

Surrounding Context

4. The surrounding land is zoned mostly for non-residential uses, with the exception of the 'Mixed Use' land on the south side of Mollison Street. This includes 'Industrial 1' zoned land to the north, 'Industrial 3' zoned land to the west, 'Industrial 3' zoned land to the south and 'Commercial 2' zoned land to the east.

5. The site is in proximity to Victoria Street Activity Centre, two train stations and a tram line (along Victoria Street).

6. While the surrounding area is currently developed with a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals (refer to Table 1).

Table 1: Existing Planning Permit Approvals in Surrounding Area

Site	**Use**	**Height**	**Setback from Little Nicholson Street**
20-30 Mollison St (opposite side of Little Nicholson Street) Zoned Industrial 3 PLN17/0535	Office	Proposed: 12 Storeys (47.5m) Approved: 8 Storeys (29.7m) *NB: The permit was issued following a Compulsory Conference (mediation) at VCAT.* *This building provides an indication of emerging street wall heights with a 3 storey*	Setback from Little Nicholson Street, enabling it to be widened to 5.5 metres.

		podium accentuated by variable upper level setbacks	
12-20 Victoria Crescent (north of the subject site) Zoned Industrial 1 PLN18/0239	Office	Proposed: 9 Storeys (34.37m) Approved: 9 Storeys stepping down to 6 storeys (25.64m) towards Victoria Crescent.	An additional setback (approx. 1.5m to 1.6m) from Little Nicholson Street to provide a minimum width of 6.5 metres.

Current Planning Controls

7. The site is subject to the following zone and overlays:

   (a) *Commercial 2 Zone (C2Z)* – refer to Figure 1;

   The purpose of this zone is generally *to encourage commercial areas for offices, appropriate manufacturing, bulky good retailing, other retail uses, and associated business and commercial services*.

   The zone will remain unchanged as part of this amendment;

   (b) *Environmental Audit Overlay (EAO);*

   The purpose of this zone is *to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination*

   The EAO will remain unchanged as part of this amendment; and

   (c) *Incorporated Plan Overlay* – Schedule 1 (IPO1) applies specifically to '32-68 Mollison Street and 61-69 William Street, Abbotsford';

   Changes to the *Incorporated Plan Overlay* 1 and *Incorporated Document* are the subject of Amendment C280 and outlined further in this report.

Amendment C170

8. The current controls are an outcome of Amendment C170 to the Yarra Planning Scheme, which was gazetted in 2013. The planning scheme request was made by the Meydan Group to:

   (a) rezone of 32-68 Mollison Street from 'Industrial 1' Zone to the 'Business 3' Zone;

   (b) rezone of 61-69 William Street from Part 'Industrial 3' Zone and part 'Residential 1' Zone to the 'Mixed Use' Zone;

   (c) introduce Schedule 1 to the *Incorporated Plan Overlay (IPO)* and apply the IPO Schedule to land on Mollison Street and William Street;

   (d) include the *Incorporated Plan* to the 'Incorporated Document Schedule' at Clause 81.01; and

   (e) apply the *Environment Audit Overlay* (EAO) over the land at Mollison Street and William Street.

9. The purpose of Amendment C170 that applied to the William Street land was to provide for an apartment development with ground floor retail. That development has recently been completed.

10. The purpose of Amendment C170 as it related to 32-68 Mollison Street was primarily to permit the use of the land for office to accommodate the land owner's (Meydan Group) growing businesses. 'Office' was a prohibited use in the 'Industrial 1' Zone at the time that the amendment process commenced.

11. State Government zoning changes came into effect shortly before Amendment C170 was gazetted. Those changes allowed for offices to be permissible. The substantive impact of Amendment 170 was to introduce the built form controls via IPO1.

Existing Planning Permit (PLN17/0679)

12. 32-68 Mollison Street (and 10 Victoria Street) is subject to planning permit PLN17/0679, which provides for a development of the site that is in accordance with the existing IPO1 and the *Incorporated Document*.

13. The permitted development allows for a five storey office building with some retail at ground level and two levels of basement parking. The development would occur in two stages, divided generally into the eastern and western portions of the site. Vehicular access from Little Nicholson Street (Stage 1) and Victoria Crescent (Stage 2).

Planning Scheme Amendment C280yara

14. In August 2019, the landowner lodged a request with Council to consider a Planning Scheme Amendment (C280) to replace the *Incorporated Plan Overlay – Schedule 1 (IPO1)* and the associated *Incorporated Plan* (an 'Incorporated Document').

15. At the Council meeting on 1 September 2020, Council considered the request for an amendment to the Yarra Planning Scheme for the subject site. Council resolved to proceed with the formal exhibition of Amendment C280yara.

16. In assessing the amendment request and preparing the amendment documentation Council officers sought advice from Council's traffic engineers, civil engineers and urban design teams and independent urban design advice from 'Hodyl and Co' (2019).

17. The following outlines the proposed differences to the existing IPO1 and associated Plan and elements that create a modified built form, traffic / access and movement outcomes and retain or enhance the existing amenity of the public realm.

18. The proposed IPO1 varies from the existing IPO1, as follows it:

    (a) is drafted in accordance with the Ministerial Direction for '*The form and content of Planning Scheme*' and *Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays* (November 2018);

    (b) removes controls that specifically relate to the land at William Street as the development of that site has been completed;

    (c) extends the set of conditions that apply to a permit to relate to road widening, built form and amenity outcomes, and car parking / traffic impact;

    (d) removes the requirement for a permit to address the '*the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements*' as this is addressed in Clause 22.05 Interface Uses Policy in the Yarra Planning Scheme and the approved planning permit for the site to the north is for office, not industry;

    (e) removes the decision guideline to consider the extent to which environmentally sustainable design features are adopted as this is now a requirement in Clause 22.17 *Environmentally Sustainable Design Policy* in the Yarra Planning Scheme;

    (f) removes the decision guideline related to 'design of the car park building', as the proposal is introducing a requirement for active frontage at ground level and for car parking to be concealed from the Victoria Crescent and Mollison Street frontages;

    (g) removes the decision guideline relating to 'screening of mechanical plant equipment' and 'reverse amenity impacts' as this can be addressed through Clause 22.05 *Interface Uses Policy* in the Yarra Planning Scheme;

    (h) removes the decision guidelines relating to 'the proposed development has regard to the heritage values of the site as applicable' as the subject site is not affected by Heritage Overlay, this was specific to the property 61-69 William Street; and

(i) changes to the requirements to prepare an *Incorporated Plan* to include additional built form controls and remove provisions relating to land use. Land use is controlled by the 'Commercial 2' Zone.

19. The proposed *Incorporated Plan* prepared under IPO1 would be an 'Incorporated Document' in the Schedule to clause 72.04 of the Yarra Planning Scheme. Figures 4 and 5 illustrate the existing and proposed Incorporated Plans and the table 2 provides a comparison between the existing and proposed Incorporated Plans (refer to Attachment 5).

Table 2: Comparison between the Existing and Proposed Incorporated Plans

	Current Incorporated Plan (refer to Figure 4)	**Proposed Incorporated Plan (refer to Figure 5)**
Height	Building height for **32-68 Mollison Street, Abbotsford** must not exceed 23 metres and 5 storeys.	Building height in Area A is increased to not exceed 32 metres and 7 storeys. Building height in Area B remains the same and not exceed 23 metres and 5 storeys.
Street wall	Existing building Street Wall (three storey)	Street wall height should transition from three storeys at the western end (Area A) of the site to four storeys at the eastern end (Area B) of the site.
Upper level setback from street wall and northern boundary	Manage edge to provide for continued industrial purposes on the northern side. 2m setback as shown on the Incorporated Plan.	Above the street wall and northern boundary wall, upper level setback is increased to a minimum of 3 metres from northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street. Upper level setbacks above the street wall and northern boundary should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) to avoid repetitive stepping of individual levels.
Ground Level Setback	No requirement. (in current IPO1 and Incorporated Plan)	The building must be setback along the western boundary of the property to provide for two way vehicle access on Little Nicholson Street.
Corner treatment	No requirement. (in current IPO1 and Incorporated Plan)	The corner of the development at the Mollison Street and Victoria Crescent intersection should be chamfered as shown on The Plan. No cantilevering should occur at the upper levels.
Upper Level building separation	No requirement. (in current IPO1 and Incorporated Plan)	Upper level development (from 4th Storey) should be separated by a minimum of 6 metres between Area A and Area B.
Overshadowing	No requirement. (in current IPO1 and Incorporated Plan)	New development must not overshadow the footpath on the southern side of Mollison Street between 10 am and 2 pm on 22 September.
Active frontages	As per the IPO1, Conditions and requirements for permits An active ground floor frontage	Active frontages should be provided to a

	incorporated into the design of the car park building at 32 Mollison Street. <u>Decision Guidelines</u> The relationship of any new buildings to the street including entrances that provide opportunities for active or visual engagement.	minimum 80% of the Mollison Street & Victoria Crescent frontage, keeping inactive facades to a minimum.
Material definition (podium and upper levels)	No requirement. (in current IPO1 and Incorporated Plan)	Façade articulation and composition should achieve cohesive design between lower and upper levels with upper level being lighter colour.
Car Parking	Requirement for a car parking building on the western part of the property.	Car parking should be concealed from the Victoria Crescent and Mollison Street frontages.
Bicycle Parking	No requirement (in current IPO1 and Incorporated Plan)	Staff bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses (e.g. changing facilities).
Vehicular access	Three access points from Mollison Street and one from Victoria Crescent. (as shown on the Incorporated Plan)	Limit vehicular access to one from Little Nicholson Street and one from Mollison Street as shown on Map 1. No vehicular access is to be provided from Victoria Crescent.
Pedestrian Access	No requirement (in current IPO1 and Incorporated Plan)	Pedestrian access to buildings should be achieved via streets and primary access from laneways should be avoided. Where pedestrian access from a laneway is appropriate, it should include a pedestrian refuge or landing and include lighting. Ensure pedestrian entrances are clearly visible, secure and have an identifiable sense of address.
Service cabinets	No requirement (in current IPO1 and Incorporated Plan)	Service cabinets to be appropriately located and integrated with the design of the building utilising the laneway where possible.

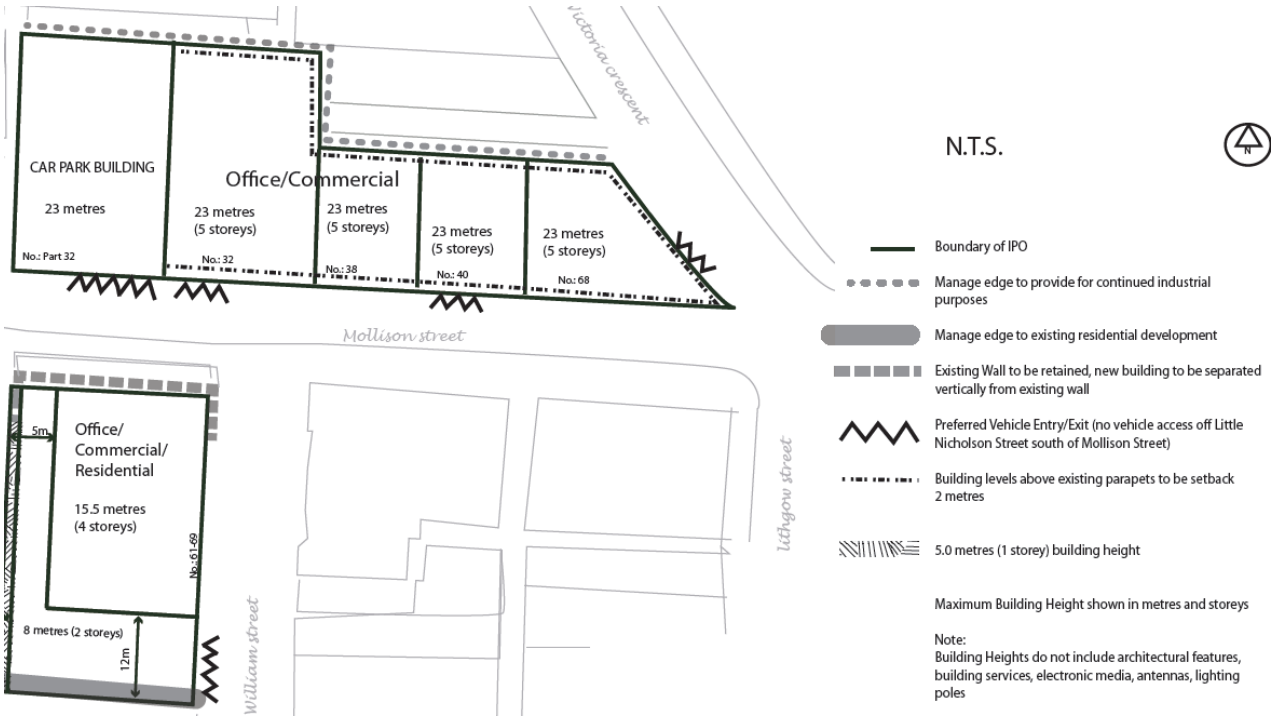


Figure 4: Existing 'Incorporated Plan' Map

Figure 5: Proposed 'Incorporated Plan' Map

Discussion

Exhibition

20. Amendment C280yara was placed on public exhibition on 15 April 2021 to 17 May 2021.

21. Notification and exhibition of the amendment were carried out via the following measures including:

    (a) statutory required notification:

(i) letters, including an information brochure and notice of preparation (Attachment 2) were sent to owners and occupiers surrounding the site (Attachment 3), advising of Council's intent to exhibit Amendment C280yara;

(ii) letters, including notice of preparation and fact sheet, sent to Stakeholders and Prescribed Authorities;

(iii) notices placed in the Age and the Government Gazette;

(iv) full amendment documentation on the Department of Environment, Land, Water and Planning (DELWP) and the City of Yarra's website. (Attachment 4);

(v) hard copies of the amendment documentation at Richmond Town Hall; and

(b) Non statutory notification:

(i) Council offered appointments with Council officers to all affected parties. These were made at the interested party's request.

Submissions

22. As a result of exhibition, ten (10) submissions were received. In summary:

(a) one submission is from a nearby business owner not directly objecting; and

(b) nine (9) objecting submissions from surrounding residents.

23. The key issues raised in submissions, and proposed responses to these issues, are addressed below. A detailed response to specific issues raised is provided in **Attachment 1**.

Response to Key Issues

Building Height, Loss of Character and Overshadowing

24. Many submissions commented that the increased height to seven (7) storeys is not supported and this increased height would overshadow their properties, private space and the footpath along Mollison Street.

25. A few submissions also raised concerns that the development is not appropriate with the surrounding character.

26. Submissions received from residents located on the southern side of Mollison Street recommended that the heights be lowered to both protect the views to the sky and to reduce overshadowing.

Officer Response

27. Amendment C280yara seeks to provide a high level of certainty in terms of a future built form outcome, particularly in terms of the height of future development.

28. Officers note that the nature of the precinct is changing substantially, the surrounding land is zoned mostly for non-residential uses (refer to figure 1), with the exception of the 'Mixed Use' land on the south-west side of the subject site. This includes 'Industrial 1' zoned land to the north, 'Industrial 3' zoned land to the west, 'Industrial 3' zoned land to the south and 'Commercial 2' zoned land to the east.

29. While the surrounding area is currently developed with a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals:

(a) PLN17/0535: 20-30 Mollison St (Zoned INZ3) for Office use:

Proposed: 12 Storeys (47.5m),

Approved: 8 Storeys (29.7m); and

(b) PLN18/0239: 12-20 Victoria Crescent (Zoned INZ1) for Office use:

Proposed: 9 Storeys (34.37m),

Approved: 9 Storeys stepping down to 6 storeys (25.64m) towards Victoria Crescent.

30. The proposed *Incorporated Plan Overlay – Schedule 1* 'permit requirement' section includes the following:

    'A new development must not overshadow the southern footpath of Mollison Street between 10 am and 2 pm on the 22nd of September.'

    Therefore, the properties to south would not be overshadowed during the equinox.

31. It is a well-established practice within the Victorian Planning System to use the September Equinox as the point in time to measure overshadowing impacts.

32. Some submissions have raised that the Winter solstice should be taken into account in assessing a future development proposal. This measurement is highly restrictive and would require strong strategic justification for its use - and is inconsistent with Victorian planning system general approach which is to use the Equinox.

33. Council has progressed a number of amendments with built form controls (including DDO15, DDO17 and DDO23) which uses the measure of 10am to 2pm at the equinox to protect public realm and public open spaces from overshadowing in Yarra's Activity Centres. This amendment is consistent with that approach.

34. It is officers view that when combined with the surrounding proposed developments, public linkages and new built form requirements the suggested reductions in height are not warranted.

Recommended Changes

35. Officers do not recommend any changes to the amendment.

Traffic Impact and Parking

36. Many submissions raised concern that future development would place a further strain on traffic movement within the area and availability of parking.

37. Several submissions were proposing to undertake Traffic Impact Assessment prior to the Amendment is considered.

    Officer Response

38. Traffic impacts are usually assessed at the planning permit stage when there is more certainty about potential traffic generation, notably the commercial floorspace and car parking rates. Traffic impacts have been raised now because of the potential impacts that future commercial development opportunities could incur.

39. While officers understand the concerns regarding traffic congestion, many of the issues raised will be dealt with at the planning permit stage. As part of the planning permit, an updated Traffic Impact Assessment Report (TIAR) will be prepared. This will respond to a more detailed plan for the site and provide solutions to traffic impacts.

40. Many submissions raised concern with the impact on on-street parking. The management of on-street parking is a matter for Council but is outside the planning process. Council will need to actively manage on-street parking surrounding the site as the area develops. Council has a policy (*Parking Restrictions Guidelines)* which provides a process for the management of parking restrictions on streets.

41. All new developments (residential, mixed use, commercial or industrial) following 2003 are not entitled to on-street car parking permits. (City of Yarra Parking Permit Policy – Adopted 21 October 2014).

Recommended Changes

42. Officers do not recommend any changes to the amendment.

Views to the Sky

43. Many submissions objected to the amendment on the basis that the future development would either block or obstruct current views to the sky from their dwelling.

Officers Response

44. The planning system does not protect views from private property. The issue was dealt with by the High Court of Victoria in *Victoria Park Racing & Recreation Grounds Co Ltd v Taylor [1937] HCA 45*. The High Court held that a property owner does not own the views (spectacles) from his or her land. Justice Dixon stated:

> "*I find difficulty in attaching any precise meaning to the phrase 'property in a spectacle'. A "spectacle" cannot be "owned" in any ordinary sense of that word.*"

Recommended Changes

45. Officers do not recommend any changes to the amendment to ensure views from private property are maintained.

Architectural and design treatment

46. Three submissions were made objecting that the architectural and design treatment would apply to any new development of that scale.

Officers Response

47. The subject site has an approved planning permit for development. The site was already impacted by an *Incorporated Plan Overlay* (IPO) which did not include built form requirements.

48. This Amendment is an opportunity to update the IPO with new built form requirements. In addition, Council sought independent Urban Design Review (2019) by Hodyl & Co. which recommended the following:

    (a) street wall height should range from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent;

    (b) introduce a setback above the street wall of 3m from Mollison Street and Victoria Crescent;

    (c) introduce a 5m setback above the street wall at Little Nicholson Street (this is varied as the proponent is providing a ground level setback to allow two way traffic, therefore, a 3m upper level setback is recommended);

    (d) introduce a 3m setback from the boundary or the laneway centreline to the north of the site;

    (e) require material definition between the podium and upper levels that is responsive to the local context and character. Podium materials should be detailed and robust with visually recessive materials used at upper levels;

    (f) corner should be chamfered at the Mollison St and Victoria Crescent intersection to mark the corner. No cantilevering should occur at upper levels; and

    (g) the proposed development should provide above 80% active frontages to the Mollison Street and Victoria Crescent frontage (including individual entrances to tenancies).

    These recommendations have been addressed though the *proposed 'Incorporated Plan Overlay – Schedule 1* and *'32-68 Mollison Street Incorporated Plan, March 2021'*.

49. Detail design and plans of the development would be submitted to Council at the Planning Permit stage.

Recommended Changes

50. Officers do not recommend any changes to the amendment.

Construction Impacts

51. A few submissions raised concern that the development would cause excessive noise during the construction period.

Officer Response

52. Officers do acknowledge the proximity of some apartment complexes to the site and expect there to be some noise during the construction period.

53. The *State Environment Protection Policy – Control of noise from industry, commerce and trade No. 1 (SEPP N-1)*'s purpose is:

    (a) "*to protect people from commercial, industrial or trade noise that may affect the beneficial uses made of noise sensitive areas while recognising the reality of the existing land use structure in the Metropolitan Region"*.

54. Any future development of the land would have to comply with the guidelines set out in the State Environment Protection Policy and residents would have avenues to raise any compliance issues with the relevant authority.

55. A 'Construction Management Plan' (CMP) is required by Council for large or difficult to build developments. Considering the size, any application to redevelop the land at the subject site would require the applicant to prepare a CMP. A CMP would help address how works would take place and is assessed to reduce possible impacts. This document is prepared prior to commencement of any works.

Other Issues

56. There were other minor or singular issues raised by submissions, these are addressed in attachment 1 of this Report.

Options

Section 23 of the *Planning and Environment Act 1987* – considering changes to Amendment C280yara

57. Where submissions have been received to an amendment, Council has three options under Section 23 of the *Planning and Environment Act 1987*:

    (a) change the amendment in the manner requested; or

    (b) refer the submissions to an independent Planning Panel to consider the submissions and to provide recommendations to Council; or

    (c) abandon the amendment or part of the amendment.

58. Council received a total of ten (10) submissions to the amendment. Given the submissions present a range of different views, Council will not be able to fully resolve the amendment and change it in the manner requested by all submitters. Council must refer the amendment to a Panel or abandon it.

59. Before referring the amendment to Panel, Council can recommend changes to the amendment in response to submissions for the consideration of the Panel.

60. Accordingly, it is recommended that Council refers all submissions, including any late submissions to the Panel and request that it recommends approval of Amendment C280yara with changes to the exhibited amendment consistent with Council's position as informed by the recommendations in this report.

Next steps if submissions are referred to a panel

61. In accordance with *Ministerial Direction No. 15*, Council must request the appointment of a Panel under Part 8 of the Act within 40 business days of the closing date of submission.

62. The following dates have been pre-set, pending Council's resolution:

    (a) a Directions Hearing is scheduled for the week commencing 6 September 2021; and

    (b) a Panel hearing is scheduled for the week commencing 4 October 2021.

63. It is recommended that Council's position to the Panel be based on the response to the submissions outlined in this report and attachment 1.

64. If Council requests for a Planning Panel, officers would write to all submitters and advise them of the Panel.

65. On receipt of the Panel report for Amendment C280yara, a report would be brought to Council to consider the Panel's recommendations.

Community and stakeholder engagement

66. Council has:

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

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

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

    (d) provided comprehensive information on the Council's websites.

67. Consultation provided the community, landowners and stakeholders with the opportunity to make a submission about the proposed changes.

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

Policy analysis

Alignment to Council Plan

69. The amendment is consistent with the Council Plan 2017 - 21 objective 4: *A Liveable Yarra* and Objective 5: *A Prosperous Yarra.*

Spatial Economic and Employment Strategy 2018

70. A key finding in Council's adopted *Spatial Economic and Employment Strategy* (SEES) was that:

> *Employment growth and floor space demand forecasts suggest that, in aggregate terms, Yarra will not need significant additional floor space to accommodate future employment growth. However, there will be significant changes in the mix and type of floor space that is required, necessitating redevelopment and renewal in existing employment precincts. (p37)*

71. The relevant strategic direction of the SEES is to:

> *Retain other C2 zoned precincts and sites to support a greater diversity of business and economic activity.*

72. The site is specifically considered under Strategy 5: 'Retain other C2 zoned precincts'.

73. Amendment C280yara facilitates commercial redevelopment of the site, supporting greater diversity of business and economic activity.

Climate emergency and sustainability implications

74. The site is in proximity to public transport and can be accessed by different modes of travel.

75. The amendment is accompanied by a Section173 agreement to contribute to a raised pedestrian crossing on Mollison Street, facilitating pedestrian movement between surrounding employment uses and Victoria St activity centre.

76. Clause 22.17 *Environmentally Sustainable Development* seeks to ensure environmental sustainability is considered at planning permit application stage, with particular consideration given to energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.

77. For a development of the type permitted on the site, a *Sustainability Management Plan* and *Green Travel Plan* would be required to be submitted as part of the planning permit application.

Community and social implications

78. The active frontages of the development would engage with the public realm and potentially increase the safety of the pedestrians.

Economic development implications

79. The economic implications are set out earlier in the report. The Amendment could facilitate more employment opportunities within the premises.

Human rights and gender equality implications

80. There are no anticipated human rights and gender equality implications.

Operational analysis

Financial and resource impacts

81. The costs associated with the exhibition panel process, including panel fees, representation and other experts who provide evidence on behalf of Council would be met by the proponent. Other aspects would be met by the strategic planning budget.

Legal Implications

82. The amendment complies with the requirements of the Planning and Environment Act 1987.

83. There are no known legal implications of this amendment.

Conclusion

84. Council exhibited Amendment C280yara and received 10 submissions.

85. Submitters are objecting to the Amendment C280yara on the following issues:

    (a) building height;

    (b) overshadowing;

    (c) traffic and parking;

    (d) views to the sky;

    (e) loss of character and

    (f) other matters as discussed in this report.

86. In response to the submissions, officers have analysed the matter further and recommend no changes to the Amendment.

87. Officers recommend that the Amendment is now referred to an independent Planning Panel to enable an independent assessment of the submissions and a report back to Council.

RECOMMENDATION

1. That Council:

   (a) note and consider all submissions made on or before the last date of exhibition of Amendment C280yara to the Yarra Planning Scheme, in accordance with section 22(1) of the of the *Planning and Environment Act 1987* (Vic);

   (b) note the officer report and Attachments 1-5 in relation to the Amendment;

   (c) in relation to all submissions which were considered by Council, refer those submissions to an independent Planning Panel appointed by the Minister under Part 8 of the Act in accordance with section 23 of the Act;

   (d) authorise officers to consider any further late or modified submissions received prior to a hearing by a Planning Panel appointed by the Minister under Part 8 of the Act and determine whether to refer any late submissions to the independent Planning Panel;

   (e) authorise officers to present submissions to the Planning Panel, adopting a position of advocacy for the Amendment, including requesting recommendations from the Planning Panel for any proposed changes or revisions to the exhibited Amendment, generally in accordance with the officer report, officer recommendations and Attachments 1-5;

   (f) authorises officers to write to all submitters to Amendment C280yara to advise of the Council resolution; and

   (g) receive a further report after the Panel Report is received from Planning Panels Victoria to enable further consideration of the Amendment by Council.

Attachments

1⇩ Attachment 1 - Summary of submissions and responses

2⇩ Attachment 2 - Exhibition Letter and Information Pack

3⇩ Attachment 3 - Notification Area

4⇩ Attachment 4 - Amendment C280 Documentation

5⇩ Attachment 5 - IPO & IP (Current and Proposed)

Attachment 1 - Attachment 1 - Summary of submissions and responses

Amendment C280yara – Summary and Response to Submissions

The following Table provides a summary of submissions received to Amendment C280yara and officer's response to issues raised in the submission.

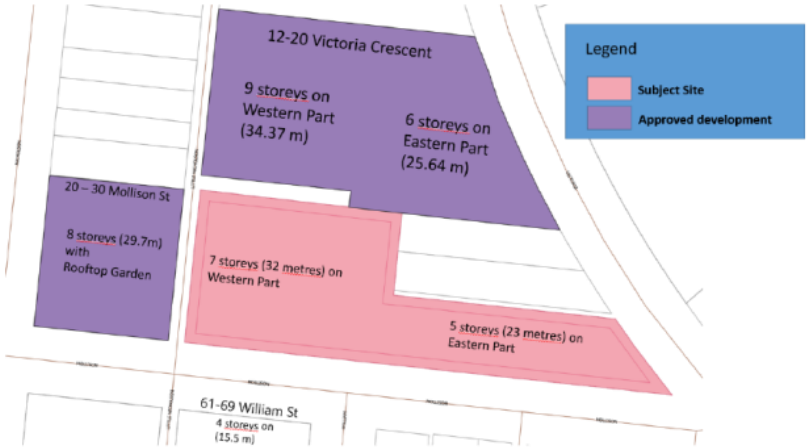
Summary of Individual Submissions and Officer's Response to inform Council's submission to Panel

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
Submission 1: Landowner – Business Owner		
Objection	General Objection Objects to Amendment C280yara	Noted.
	Claiming Air Right Submits that they believe that the tunnel at the rear is on their title so is the air right on top of it. The submitter is asking for evidence that the proponent has the air right to build over the tunnel.	Response from the proponent mentions that "The area that the neighbour is questioning is nominated as E-1 on the Site owned by AH Meydan. It is a carriage way easement that gives access for Lot 5 out to their parking space that is located to the rear of the site. They have a right of access over the land from ground level up to the nominate RL they don't own the land just need to be provided with access across it. And the right of access on E-1 will be incorporated/rebuilt into the new building keeping their ability to access the rear laneway as per the title." (Email from Geoff Dill dated 11 June 2021) **Recommended position**: No change to amendment.
	Car Park located at the subject site of the proposed PSA Submits that the submitter owns carparking space within the subject site.	Response from the proponent mentions that "It was originally intended that AH Meydan was going to purchase the single space associated with Lot 5 from them but it looks like this may not happen now so when development occurs the building will go around that single car space (if a deal cannot be agreed upon)"(Email from Geoff Dill dated 11 June 2021) **Recommended position**: No change to amendment.
Submission 2: Resident – William Street		
Objection	General Objection Objects to Amendment C280yara	Noted.
	Building Height and Overshadowing impact The submitter is concerned in relation to the proposed building being seven levels instead of the five. And also, a seven level building will overshadow them and reduce the amount of sunlight. They are opposed to the redevelopment of this site, as it will only enhance the area. But the height is worrying and of great concern. All the neighbouring buildings are no higher than four levels.	The surrounding land is zoned mostly for non-residential uses, with the exception of the Mixed Use land on the south side of Mollison Street. This includes Industrial 1 zoned land to the north, Industrial 3 zoned land to the west, Industrial 3 zoned land to the south and Commercial 2 zoned land to the east. The site is in proximity to the Victoria Street activity centre, two train stations and a tram line (along Victoria Street). While the surrounding area is currently developed with a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals: 1. PLN17/0535: 20-30 Mollison St (Zoned INZ3) for Office use Proposed: 12 Storeys (47.5m) Approved: 8 Storeys (29.7m)

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
		NB: The permit was issued following a Compulsory Conference (mediation) at VCAT. *This building provides an indication of emerging street wall heights with a 3 storey podium accentuated by variable upper level setbacks.* 2. PLN18/0239: 12-20 Victoria Crescent (Zoned INZ1) for Office use Proposed: 9 Storeys (34.37m) Approved: 9 Storeys stepping down to 6 storeys (25.64m) towards Victoria Crescent The proposed Incorporated Plan Overlay – Schedule 1 'permit requirement' section includes the following: *'A new development must not overshadow the southern footpath of Mollison Street between 10 am and 2 pm on the 22nd of September.'* Therefore, the properties to south would not be overshadowed during the equinox. Council has progressed a body of built form work (including DDO15, DDO17 and DDO23) which uses the measure of 10am to 2pm at the equinox to protect public realm and public open spaces from overshadowing in Yarra's Activity Centres. This amendment is consistent with that approach. **Recommended Position:** No change to amendment.
Submission 3: Resident – William Street		
Objection	General Objection	Noted.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Objects to Amendment C280yara	
	Building Heights Submits that the scale of the building is not in keeping with the profile of a minor neighbourhood street. Mollison Street is not a main thoroughfare like Nicholson Street, Victoria Street or Johnson Street. Mollison Street is a small suburban street servicing local residents, businesses and Abbotsford Primary School.	The surrounding land is zoned mostly for non-residential uses, with the exception of the mixed use land on the south side of Mollison Street. This includes Industrial 1 zoned land to the north, Industrial 3 zoned land to the west, Industrial 3 zoned land to the south and Commercial 2 zoned land to the east. The site is in proximity to Victoria Street activity centre, two train stations and a tram line (along Victoria Street). While the surrounding area is currently developed with a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals: 3. PLN17/0535: 20-30 Mollison St (Zoned INZ3) for Office use Proposed: 12 Storeys (47.5m) Approved: 8 Storeys (29.7m) *NB: The permit was issued following a Compulsory Conference (mediation) at VCAT.* *This building provides an indication of emerging street wall heights with a 3 storey podium accentuated by variable upper level setbacks.* 4. PLN18/0239: 12-20 Victoria Crescent (Zoned INZ1) for Office use Proposed: 9 Storeys (34.37m) Approved: 9 Storeys stepping down to 6 storeys (25.64m) towards Victoria Crescent  **Recommended Position:** No change to amendment.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Traffic Impact Submits that traffic congestion is already adversely impacted by the current approved development. An additional 2 storeys add an unacceptable further increase in congestion and traffic management issues and reduces the amenity and safety to local residents.	Traffic impacts are usually assessed at the planning permit stage when there is more certainty about potential traffic generation, notably the number of dwellings/floor space and car parking rates. Traffic impacts have been raised now because of the potential impacts that increased height, allowing future commercial development opportunities could incur in the future. While officers understand the concerns regarding traffic congestion, the impact of traffic will be dealt at the planning permit stage when there is specific information regarding a proposal. Yarra Planning Scheme requires an updated Traffic Impact Assessment Report (TIAR) (Clause 22.07 Development Abutting Laneways, Clause 22.10 Built form and Design Policy) and Green Travel Plan (GTP) (Clause 22.17 Environmentally Sustainable Development) prepared before a planning permit is issued. This will respond to a more detailed plan for the site and provide solutions to increased traffic. The management of on-street parking is outside the planning process. Council will need to actively manage on-street parking surrounding the site as the area develops. Council has developed a policy for reviewing parking restriction and avenues and changes to current restrictions. For example, proposing greater levels of permit parking on-streets. All new developments (residential, mixed use, commercial or industrial) following 2003 are not entitled to on-street car parking permits. (City of Yarra Parking Permit Policy – Adopted 21 October 2014) **Recommended position**: No change to amendment.
	Architectural and design treatment Submits that the submitter rejects the developer's and council's rationale for the proposed amendment in terms of architectural and design treatments and remedies that will be applied. Also adds that these treatments should already be applied to a 5 storey building in a minor suburban street.	Independent Urban Design Review (2019) by Hodyl & Co. recommends the following: • Street wall height should range from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent. • Introduce a setback above the street wall of 3m from Mollison Street and Victoria Crescent • Introduce a 5m setback above the street wall at Little Nicholson Street (This is varied as the proponent is providing a ground level setback to allow two way traffic, therefore, we recommended 3m upper level setback.) • Introduce a 3m setback from the boundary or the laneway centreline to the north of the site. • Require material definition between the podium and upper levels that is responsive to the local context and character. Podium materials should be detailed and robust with visually recessive materials used at upper levels. • Corner should be chamfered at the Mollison St and Victoria Crescent intersection to mark the corner. No cantilevering should occur at upper levels. • The proposed development should provide above 80% active frontages to the Mollison Street and Victoria Crescent frontage (including individual entrances to tenancies). The above has been addressed though the proposed 'Incorporated Plan Overlay – Schedule 1' and '32-68 Mollison Street Incorporated Plan, March 2021'. Details plans of the development will be submitted to Council at the Planning Permit stage. **Recommended Position:** No change to amendment.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Overshadowing impact & Views Submits that the submitter purchased the property with knowledge that the 32-68 Mollison Street has a mandatory building height of 5 storeys. They will be losing morning sun from the approved 23 metre (5 storey) building on the corner of Victoria Crescent and Mollison Street as well as the afternoon sun from the building under construction (8 storeys) on the corner of Nicholson and Mollison Streets. Raises concern about the bulk of the proposed 32metre (7 storey) building will certainly create a loss of light and visual access to sky from our home. The sense of overlooking from an additional 9 metres of building will directly impact on our amenity and quiet enjoyment and be unacceptable.	Council has progressed a body of built form work (including DDO15, DDO17 and DDO23) which uses the measure of 10am to 2pm at the equinox to protect public realm and public open spaces from overshadowing in Yarra's Activity Centres. This amendment is consistent with that approach. The proposed Incorporated Plan Overlay – Schedule 1 'permit requirement' section includes the following: *'A new development must not overshadow the southern footpath of Mollison Street between 10 am and 2 pm on the 22nd of September.'* Therefore, the properties to south would not be overshadowed during the equinox. The planning system does not protect views from private property. The issue was dealt with by the High Court of Victoria in Victoria Park Racing & Recreation Grounds Co Ltd v Taylor [1937] HCA 45. The High Court held that a property owner does not own the views (spectacles) from his or her land. **Recommended Position:** No change to amendment.
	Loss of character Submits that examples of industrial buildings in Collingwood and Abbotsford have been lost and about to lose another fine example of a saw tooth building in Mollison Street/Victoria Crescent. What has been designed makes no reference to the history of the site and the scale proposed certainly belittles what few examples are left.	This Planning Scheme Amendment (PSA) modifies the current IPO which already allows for five storey building on the subject site. The site also has a planning permit for development up to 5 storeys. This PSA only allows two more storeys on the western part of the subject site where it abuts the following sites having recent planning permit approvals: 1. PLN17/0535: 20-30 Mollison St (Zoned INZ3) for Office use Proposed: 12 Storeys (47.5m) Approved: 8 Storeys (29.7m) *NB: The permit was issued following a Compulsory Conference (mediation) at VCAT.* *This building provides an indication of emerging street wall heights with a 3 storey podium accentuated by variable upper level setbacks.* 2. PLN18/0239: 12-20 Victoria Crescent (Zoned INZ1) for Office use Proposed: 9 Storeys (34.37m) Approved: 9 Storeys stepping down to 6 storeys (25.64m) towards Victoria Crescent *NB: The permit was issued by VCAT.* **Recommended Position:** No change to amendment.
Submission 4: Resident – William Street		
Objection	General Objection Objects to Amendment C280yara.	Noted.
	Overshadowing Impact Submits that the submitter is concerned about the overshadowing of the footpath on the southern side of Mollison Street. They request this as a performance measure: between 10 am and 2 pm on the 22nd of June (Winter Solstice) where the sun is at the lowest angle of the year.	Council has progressed a body of built form work (including DDO15, DDO17 and DDO23) which uses the measure of 10am to 2pm at the equinox to protect public realm and public open spaces from overshadowing in Yarra's Activity Centres. This amendment is consistent with that approach. The proposed Incorporated Plan Overlay – Schedule 1 'permit requirement' section includes the following: *'A new development must not overshadow the southern footpath of Mollison Street between 10 am and 2 pm on the 22nd of September.'*

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
		Therefore, the properties to south would not be overshadowed during the equinox. **Recommended Position:** No change to amendment.
	Widening of Little Nicholson Street The submitter does not support the proposed widening of a short section of Little Nicholson Street without a new service laneway within the site as recommended by the Urban Design Peer Review Report. Refers to Item 25 of Urban Design Peer Review, "Widening Little Nicholson St at the Mollison St intersection will assist in managing traffic flow but will still channel high volumes of traffic onto a narrow street with limited capacity". The submitter also mentions to create a 2 way loop linking Mollison and Little Nicholson by linking the existing service laneway and creating a new service laneway within the site. With the approved link from Nicholson Street at 20-30 Mollison Street, it may improve traffic flow and reduce traffic on Mollison St.	The widening of the Little Nicholson Street will allow two-way traffic and the proposed Incorporated Plan Overlay – Schedule 1 'permit requirement' and 'permit condition' section includes the following: Permit requirement: *'A new development that requires access from Little Nicholson Street must provide a laneway widening of Little Nicholson Street to allow two-way traffic to the satisfaction of the responsible authority.'* Permit Condition: *'A permit to construct a building or construct or carry out works must include conditions that require the widening of Little Nicholson Street to be designed and constructed to the satisfaction of the Responsible Authority.'* A Traffic Impact Assessment Report will be prepared as part of the planning permit application. (Clause 22.07 Development Abutting Laneways, Clause 22.10 Built form and Design Policy of the Yarra Planning Scheme) **Recommended Position:** No change to amendment.
	Traffic Impact Raises the following concerns: - Increased vehicle traffic and its safety impact - Council to consider the traffic impact, carry out a road safety audit and any recommended improvement works particularly at the corner of Mollison Street and Victoria Ct. - Council to consider works to encourage future tenants of the development to use of public transport (e.g. improved street lighting, dedicated and DDA compliant footpaths, etc en route to Collingwood and North Richmond Train Stations and nearby Bus Stops)	See response to 'Traffic Impact' of submission 3.
	Crime Prevention Through Environmental Design (CPTED) Principles Submits that whether Council have considered the pertinent social issues and CPTED principles for the proposed development.	Independent Urban Design Review (2019) by Hodyl & Co. recommends the following: • The proposed development should provide above 80% active frontages to the Mollison Street and Victoria Crescent frontage (including individual entrances to tenancies). The above is included as a performance measures in Table 1: Buildings and Works of the proposed Incorporated Plan. Active frontages will provide passive surveillance along Mollison Street and Victoria Crescent. **Recommended Position:** No change to amendment.
Submission 5: Resident – William Street		
Support	General Objection Objects to Amendment C280yara.	Noted.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Building Height and Overshadowing Submits that the submitter has great concerns regarding this new amendment to increase the height from 5 to 7 levels on the west side of the development. Also raises that if the building increases to 7 levels the submitter is worried that they will lose all the natural light from overshadowing.	See response to 'Building Height and Overshadowing' of submission 2.
Submission 6: Resident – William Street		
Objection	General Objection Objects to Amendment C280yara.	Noted.
	Building Height and Overshadowing Submits that the submitter is concerned about the proposed height and overshadowing from the increased height.	See response to 'Building Height and Overshadowing' of submission 2.
	Community wellbeing Submits that a dominating intrusion of seven storeys will represent great loss of the liveability. The plan shows no regard for those who live here and no regard for the important relationship between commercial and residential uses. Also mentions that the development will facilitate loss of amenity, the visual impact, shadowing of the streets, and the increased noise and traffic.	Current IPO allows a building up to 5 storeys which is for the entire site and has very minimal urban design requirements to guide the built form. The site currently also has a planning permit to develop a 5 storey building covering the entire site. The current IPO lacks the following: - The building appears as one building mass along Mollison Street (approx. 150m); - The active frontage is insufficient to create a safe interface between the street and the building; - Doesn't allow two-way traffic along Little Nicholson Street (ground level setback); - The vehicle access points are allowable from Victoria Crescent and Mollison Street. - Upper level separation - Overshadowing - Upper level setback from all side Issue of noise and traffic will be managed at the planning permit stage. The updated IPO and IP will guide to a better built-form outcome which respect the mix of uses (Residential, Commercial etc.) around the subject site. It provides planning framework which reflects the approved surrounding developments. **Recommended Position:** No change to amendment.
	Traffic Impact Submits that the amendment proposes shifting all vehicle access to and from the development from Victoria Crescent onto Mollison St. The concentration of traffic adjoining a residential area will have an immediate and detrimental impact of increased traffic and pressure on local residential parking.	See response to 'Traffic Impact' of submission 3.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Loss of character Submits that the submitter is saddened by the rapid loss of character in Abbotsford. Also suggests that this development abutting residential zones should be limited to 3 storeys and be designed with consideration to neighbourhood character and following sound planning principles such as amenity, sustainability, practicality, and aesthetic considerations as a basic and fair requirement.	See response to 'Loss of Character' of submission 3.
	Improvement to streetscape Submits that there is no meaningful requirement for green space as part of the design. Also suggests that it would be better to incorporate a garden frontage right along Mollison St so some green relief might be shared.	The Amendment request (page 17 of the PSA request) mentions the following: **Opportunities to include greenery and roof top gardens** Current interpretation of the IPO means that communal terraces and associated landscaping cannot be included in the setbacks required from the street wall or on the roof top. Clarifying this matter and providing for the inclusion of landscaping and communal terraces is considered to be a community benefit, as it will: • Improve the appearance of the building by softening the built form; and • Improve the environmental performance of the building by enabling it to contribute to urban ecology. Other landscaping matters can be negotiated at the planning permit stage. **Recommended Position:** No change to amendment.
	General complaint about the process Submits that the submitter attended the 'Information' session on the16th November 2017 for the 12 storey Tower at 20-30 Mollison Street and raised concern about the height of the building. Also admits that the submitter wasn't happy with the planning process.	The planning permit PLN17/0535 was issued for 20-30 Mollison St (Zoned INZ3) for office use which initially proposed for 12 storeys (47.5m) but was later approved for 8 storeys (29.7m) *following a Compulsory Conference (mediation) at VCAT.* Both Planning Permit and Planning Scheme Amendment are statutory process, Council has very limited opportunity to change the process. However, Council has provided opportunity to meet with the landowners or occupiers to discuss the Amendment. **Recommended Position:** No change to amendment.
Submission 7: Resident – William Street		
Objection	General Objection Objects to Amendment C280yara.	Noted.
	Building Heights Submits that the scale of the building is not in keeping with the profile of a minor neighbourhood street.	See response to 'Building Height' of submission 3.
	Traffic Impact Submits that traffic congestion is already adversely impacted by the current approved development. An additional 2 storeys add an unacceptable further increase in congestion and traffic management issues and reduces the amenity and safety to local residents.	See response to 'Traffic Impact' of submission 3.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Architectural and design treatment Submits that the submitter rejects the developer's and council's rationale for the proposed amendment in terms of architectural and design treatments and remedies that will be applied. Also adds that these treatments should already be applied to a 5 storey building in a minor suburban street.	See response to 'Architectural and Design Treatment' of submission 3.
	Overshadowing impact & Views Submits that the submitter purchased the property with knowledge that the 32-68 Mollison Street has a mandatory building height of 5 storeys. They will be losing morning sun from the approved 23 metre (5 storey) building on the corner of Victoria Crescent and Mollison Street as well as the afternoon sun from the building under construction (8 storeys) on the corner of Nicholson and Mollison Streets. Raises concern about the bulk of the proposed 32metre (7 storey) building will certainly create a loss of light and visual access to sky from our home. The sense of overlooking from an additional 9 metres of building will directly impact on our amenity and quiet enjoyment and be unacceptable.	See response to 'Overshadowing Impact & Views' of submission 3.
	Noise Impact The submitter is concerned about the construction noise from the subject site and surrounding developments.	The issue will be dealt at the planning permit stage with a 'construction management plan'.
	Lack of Traffic and Light Impact Study Submits that the submitter is concerned about the impact of traffic and light from the development.	The issue will be dealt at the planning permit stage.
	Loss of character Submits that examples of industrial buildings in Collingwood and Abbotsford have been lost and about to lose another fine example of a saw tooth building in Mollison Street/Victoria Crescent. What has been designed makes no reference to the history of the site and the scale proposed certainly belittles what few examples are left.	See response to 'Loss of Character' of submission 3.
Submission 8: Resident – William Street		
Objection	General Objection Strongly objects to Amendment C280yara	Noted.
	Use of the building The submitter raises question about the future use of the building.	*The Land is Zoned Commercial 2 Zone (C2Z).* The purpose of this zone is generally *To encourage commercial areas for offices, appropriate manufacturing, bulky good retailing, other retail uses, and associated business and commercial services.* *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
		The zone would remain unchanged as part of this amendment; *C2Z doesn't allow Residential.*
	Active frontages Raises concern about what is meant by 'Active Frontages' and does it mean driveways along Mollison Street.	The current IPO and Incorporated Plan (IP) allows multiple vehicle entry points to and from Mollison Street and Victoria Crescent. The proposed IP has removed these vehicle access points (only allowing one from Mollison Street) and shifted all the access to and from Little Nicholson Street (two way vehicular movement) to increase pedestrian safety and removing multiple vehicle cross over. In regards to Active Frontages, independent Urban Design Review (2019) by Hodyl & Co. recommends the following: • The proposed development should provide above 80% active frontages to the Mollison Street and Victoria Crescent frontage (including individual entrances to tenancies). The above is included as a performance measures in Table 1: Buildings and Works of the proposed Incorporated Plan. Active frontages will provide passive surveillance along Mollison Street and Victoria Crescent. According to Urban Design Guidelines Victoria, Active Frontages refers to street frontages where there is an active visual engagement between those in the street and those on the ground and upper floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street. Ground floors may accommodate uses such as cafes, shops or restaurants. However, for a frontage to be active, it does not necessarily need to be a retail use, nor have continuous windows. A building's upper floor windows and balconies may also contribute to the level of active frontage. Active frontages can provide informal surveillance opportunities and often improve the vitality and safety of an area. The measures of active frontage may be graded from high to low activity. **Recommended Position:** No change to amendment.
	Traffic Impact Submits that traffic is already chaotic on Mollison Street and no vehicles should enter or leave the building from Mollison Street, instead suggests to use Victoria Crescent. Also raises question about the on-site parking capacity of the development.	See response to 'Traffic Impact' of submission 3.
	Building Height & Overshadowing Submits that raising the height from 23 to 32 metres is inappropriate for many reasons. The added height will make Mollison Street and the northern end of William Street gloomy all year round, but especially depressing in winter. Also mentions that the bulk of the building will block sunlight and views of the sky.	See response to 'Building Height' of submission 3.
	Open Space/Green Space Submits that the space on the corner of Mollison and Little Nicholson Streets has been an open-air car-park for years and wishes to convert it into a green space.	The open car-parking area is privately owned land, therefore, Council has very limited opportunity to turn the car-parking space into open space. Currently, existing IP allows for a multi-storey carpark building on the site.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
		Recommended Position: No change to amendment.
Submission 9: Resident – William St		
Objection	General Objection Strongly objects to Amendment C280yara	Noted.
	Building Heights Submits that the scale of the building is not in keeping with the profile of a minor neighbourhood street. Mollison Street is not a main thoroughfare like Nicholson Street, Victoria Street or Johnson Street. Mollison Street is a small suburban street servicing local residents, businesses and Abbotsford Primary School.	See response to 'Building Height' of submission 3.
	Traffic Impact Submits that traffic congestion is already adversely impacted by the current approved development. An additional 2 storeys add an unacceptable further increase in congestion and traffic management issues and reduces the amenity and safety to local residents.	See response to 'Traffic Impact' of submission 3.
	Architectural and design treatment Submits that the submitter rejects the developer's and council's rationale for the proposed amendment in terms of architectural and design treatments and remedies that will be applied. Also adds that these treatments should already be applied to a 5 storey building in a minor suburban street.	See response to 'Architectural and Design Treatment' of submission 3.
	Overshadowing impact & Views Submits that the submitter purchased the property with knowledge that the 32-68 Mollison Street has a mandatory building height of 5 storeys. They will be losing morning sun from the approved 23 metre (5 storey) building on the corner of Victoria Crescent and Mollison Street as well as the afternoon sun from the building under construction (8 storeys) on the corner of Nicholson and Mollison Streets. Raises concern about the bulk of the proposed 32metre (7 storey) building will certainly create a loss of light and visual access to sky from their home. The sense of overlooking from an additional 9 metres of building will directly impact on their amenity.	See response to 'Overshadowing Impact & Views' of submission 3.
	Loss of character Submits that examples of industrial buildings in Collingwood and Abbotsford have been lost and about to lose another fine example of a saw tooth building in Mollison Street/Victoria Crescent. What has been designed makes no reference to the history of the site and the scale proposed certainly belittles what few examples are left.	See response to 'Loss of Character' of submission 3.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
Submission 10: Resident – William Street		
Objection	General Objection Strongly objects to Amendment C280yara	Noted.
	Building Heights and Overshadowing Submits that the submitter is concerned about the proposed height and overshadowing from the increased height.	See response to 'Building Height and Overshadowing' of submission 2.
	Community Wellbeing Submits that a dominating intrusion of seven storeys will represent great loss of the liveability. The plan shows no regard for those who live here and no regard for the important relationship between commercial and residential uses. Also mentions that the development will facilitate loss of amenity, the visual impact, shadowing of the streets, and the increased noise and traffic.	See response to 'Community Wellbeing' of submission 6.
	Traffic Impact Submits that the amendment proposes shifting all vehicle access to and from the development from Victoria Crescent onto Mollison St. This deliberate concentration of traffic adjoining a residential area will have an immediate and detrimental impact of increased traffic and pressure on local residential parking.	See response to 'Traffic Impact' of submission 3.
	Parking Submits that the submitter is concerned with the increase in both parking and vehicle movements.	All new developments (residential, mixed use, commercial or industrial) following 2003 are not entitled to on-street car parking permits. (City of Yarra Parking Permit Policy – Adopted 21 October 2014) **Recommended Position:** No change to amendment.
	Environmental Impact Submits that the submitter is concerned about the increased height and its impact on the environment.	The *Clause 22.17 Environmentally Sustainable Development* of the Yarra Planning Scheme will deal with the matter. **Recommended Position:** No change to amendment.
	Loss of character Submits that the submitter is saddened by the rapid loss of character in Abbotsford. Also suggests that this development abutting residential zones should be limited to 3 storeys and be designed with consideration to neighbourhood character and following sound planning principles such as amenity, sustainability, practicality, and aesthetic considerations as a basic and fair requirement.	See response to 'Loss of Character' of submission 3.
	Improvement to Streetscape Submits that there is no meaningful requirement for green space as part of the design. Also suggests that it would be better to incorporate a garden frontage right along Mollison St so some green relief might be shared.	See response to 'Improvement to Streetscape' of submission 6.
	General complaint about the process	See response to 'General complaint about the process' of submission 6.

Attachment 1 - Attachment 1 - Summary of submissions and responses

Submission Number Interest Type of Submission	Summary of Submission	Response to inform Council's submission to Panel
	Submits that the submitter attended the 'Information' meeting on the16th November 2017 for the 12 storey Tower at 20-30 Mollison Street and raised concern about the height of the building. Also admits that the submitter wasn't happy with the planning process.	

In reply please quote: Amendment C280yara
Our reference: Trim record no. F19/747
Contact: Mir Faruque 9205 5112

14 April 2021

Yarra City Council
ABN 98 394 086 520

PO Box 168
Richmond VIC 3121

03 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

Name
Street
SUBURB VIC 3000

Dear owner / occupier,

Notice of Preparation of Amendment C280yara – 32-68 Mollison Street, Abbotsford

You are receiving this letter because Yarra Council has been approached to amend the planning controls for the land at 32-68 Mollison Street, Abbotsford.

Council has considered the request and is proposing to amend planning controls through an amendment to the Yarra Planning Scheme, known as Planning Scheme Amendment C280yara.

The Amendment proposes to:

- Replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) to provide an updated Schedule 1 (IPO1) with the new form and content;
- Delete the IPO1 from the property at 61-69 William Street, Abbotsford;
- Amend Clause 72.04 to replace the incorporated document "32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013" with "32 – 68 Mollison Street Incorporated Plan (March 2021)".

More information on the proposed Amendment is provided in the enclosed brochure.

Exhibition

You are being notified in accordance with Section 19(1) of the *Planning and Environment Act 1987*.

Council will exhibit this Amendment from 15 April 2021 to 17 May 2021. Any person who may be affected by the Amendment can make a submission to Council during this time. Submissions must be made in writing and include your name and address. Contact details are required for Council to consider your submission and to notify you of the opportunity to attend council meetings and any public hearing held to consider submissions. Submissions must clearly state the grounds on which you support or oppose the Amendment, and indicate what changes (if any) you wish to suggest.

A submission must be sent by 5 pm Monday 17 May 2021 to:

- Strategic Planning Unit, City of Yarra, PO Box 168, Richmond, 3121, or

National Relay Service
TTY 133 677 then (03) 9205 5055

Languages
中文 9280 1937 Italiano 9280 1931 Tiếng Việt 9280 1939
العربية 9280 1930 Ελληνικά 9280 1934 Español 9280 1935 Other 9280 1940

- strategicplanning@yarracity.vic.gov.au (please use '**Amendment C280yara – Submission'** in the subject header)

Please note that Council is required to make a copy of every submission available at its office for any person to inspect free of charge for two months after the Amendment comes into operation or lapses.

Public Viewing

A full copy of the proposed Amendment C280yara documentation can be viewed at:

- Planning Counter, Richmond Town Hall, 333 Bridge Road Richmond VIC 3121
- Yarra Council's website: https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments
- The Department of Environment, Land, Water and Planning's website: www.delwp.vic.gov.au/public-inspection

If you would like to find out more about the Amendment, you can make an appointment for a one-on-one meeting with a Yarra City Council planning officer. You may like a one-on-one discussion, or as a group to discuss the proposed Amendment. Due to Covid-19, the meeting might be held online.

If you are interested in arranging a meeting please call Mir Faruque, Strategic Planner on 9205 5112 to book a time.

Next Steps

Following the exhibition period of the Amendment, a report will be prepared for Council to consider any submissions and to request an independent panel, as required, to consider the Amendment and submissions.

In accordance with clause 4(2) of Ministerial Direction No.15 the following pre-set panel hearing dates have been set for this Amendment:

- Directions Hearing: week commencing Monday 6 September 2021
- Panel Hearing: week commencing Monday 4 October 2021

If you need further information, please feel free to contact Mir Faruque, Strategic Planner by phone on 9205 5112 or by email at strategicplanning@yarracity.vic.gov.au.

Yours sincerely

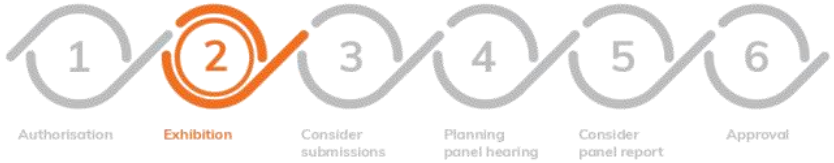
Fiona van der Hoeven
Practice Leader, Strategic Planning

Encl.

Amendment C280yara – Information Brochure

Attachment 2 - Attachment 2 - Exhibition Letter and Information Pack

Stages of a Planning Scheme Amendment



What stage is the Amendment at?

There are six stages in a Planning Scheme Amendment. Amendment C280yara is currently in the second stage. This means that Yarra Council has sought approval for the Amendment, and it has been approved for exhibition by the Minister for Planning. During this stage, community members and stakeholders can make submissions in support of or objecting to the proposed Amendment.

How to make a submission

You are welcome to make a submission to Amendment C280yara.

Submissions must be made in writing and are due by **5pm on 17 May 2021.**

Email
strategicplanning@yarracity.vic.gov.au
(Subject line: Amendment C280yara - Submission)

Post
Attention Strategic Planning PO Box 168, Richmond VIC 3121 (Subject line: Amendment C280yara- Submission) Your submission must indicate if you support or oppose the Amendment and outline any recommended changes.

Please provide us with ***your name and contact details*** so that we can contact you about the next stages of the process.

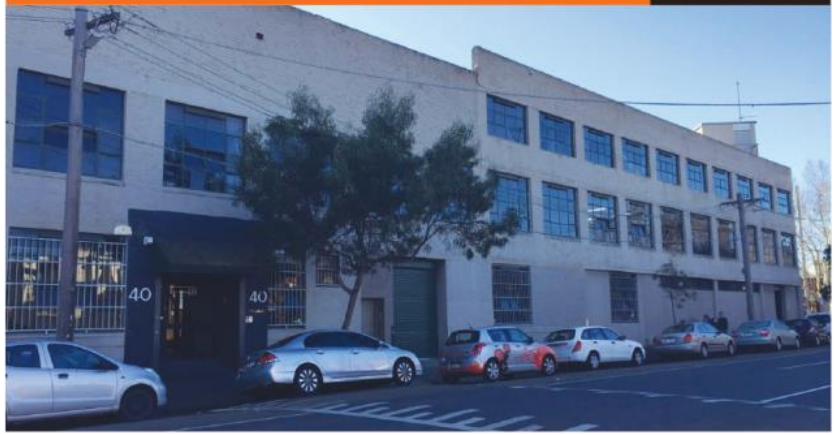
Please note: in accordance with the Planning and Environment Act 1987, Council must make a copy of any submission available for public inspection.

National Relay Service
TTY 133 677 then (03) 9205 5055

Languages
中文 9280 1937 | Italiano 9280 1931 | Tiếng Việt 9280 1939
العربية 9280 1930 | Ελληνικά 9280 1934 | Español 9280 1935 | Other 9280 1940

REF 18929

Amendment C280



New planning controls for 32-68 Mollison Street, Abbotsford

The owners of 32-68 Mollison Street, Abbotsford (AH Meydan Pty Ltd) have approached Yarra Council to amend the planning controls on their land. This would enable them to build on a section of this property within an allowable building height from 5 storeys (23m) to 7 storeys (32m). This section of the property will be in keeping with other allowable heights in this employment area.

An amendment to the Yarra Planning Scheme, known as Amendment C280, is needed in order to change the planning controls on this land.

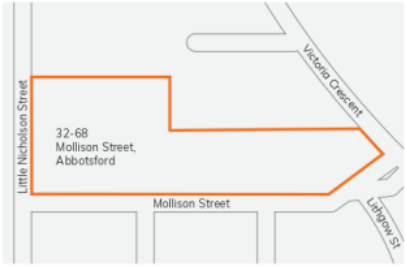
This booklet explains the amendment in more detail and provides information on how you can provide feedback by making a submission.

What is a Planning Scheme Amendment?

Planning Schemes are documents used to control land use and development. All councils in Victoria have their own planning scheme, which are overseen by the State Government. To add or change planning controls, an amendment to the planning scheme is required. Which must then be approved by the Minister for Planning.

More information

If you would like to know more about this project, contact us on **9205 5112** or **strategicplanning@yarracity.vic.gov.au**



Why is Amendment C280 being prepared?

The planning scheme zones all land to reflect different land uses. These zones categorize how land is used and there are specific rules related to each zone.

The current zoning for the land at 32-68 Mollison Street is the Incorporated Plan Overlay (IPO) – Schedule 1 (IPO1) which allows a building height of up to 5 storeys for the site as a whole. The site currently carries a live planning permit to develop a 5-storey building covering the site as a whole. This IPO has very minimal urban design requirements to guide good built form outcomes.

Amendment C280 allows for an increase to the height limit from 5 storeys (23m) to 7 storeys (32m) on a section of the land. This proposed height is consistent with surrounding similar types of development.

The current IPO doesn't provide:

- appropriate upper level separation along 150m of Mollison Street;
- sufficient active frontage for a safe interface between the street and the building;
- two-way traffic on Little Nicholson Street
- a control that restricts vehicle access points to and from Victoria Crescent and Mollison Street.

Amendment C280 will address these issues and ensure the appropriate planning required to facilitate and guide the scale, mass and bulk of the new development for better built form outcomes.

The land is currently zoned Commercial 2 Zone and the property is currently used as office space. The zoning will remain unchanged.

What does Amendment C280 Yarra do?

The amendment proposes:

- Replacement of the existing Incorporated Plan Overlay - Schedule 1 (IPO1); to provide an updated Schedule 1 (IPO1) with the new form and content;
- Deletion of the IPO1 from the property at 61-69 William Street, Abbotsford (already developed); and
- Amendment of Clause 72.04 to replace the incorporated document "32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013" with "32 – 68 Mollison Street Incorporated Plan (March 2021)"

The proposed IPO1 will provide certainty for the outcome of the built form by:

- Providing active frontages towards Mollison Street and Victoria Crescent and removing vehicle access from Victoria Crescent;
- Avoiding overshadowing of the southern footpath of Mollison Street between 10 am and 2 pm on 22 September;
- Introducing a defined range of street wall heights from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent;
- Introducing a setback above the street wall of 3 metres from northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street to create a more distinctive break between the podium (lower level) and upper levels and assist in managing the appearance of visual bulk at upper levels;
- Continuing the chamfered (or splayed) corner of Mollison St and Victoria Crescent to mark this corner and provide a generous pedestrian standing area;
- Providing upper-level building separation (minimum 6m building separation from the 4th Storey and above) and design treatments so that the upper level forms appear as separate buildings rather than a solid mass;

Proposed indicative framework plan

- Varying the height across the site that responds to the emerging heights of adjacent approvals. This coupled with upper level building separation has the following benefits;
  - reduces the appearance of visual bulk from adjacent buildings, Mollison St and streets to the south of the subject site which is low scale residential development; and
  - creates a perception of multiple buildings of varying heights rather than one large monolithic building.

The amendment also provides the following community benefit outcomes:

a) A ground level setback along Little Nicholson Street to enable two-way traffic movements;

b) A contribution to install a formal, raised pedestrian crossing at the Mollison Street and Victoria Crescent intersection for safer pedestrian movement.

These community benefits are negotiated with the proponent to facilitate the orderly development of the area.

Two Section 173 agreements will be signed between Council and the proponent to ensure their delivery.

Find out more about the Amendment

View a copy of the full Amendment including the explanatory report, amendment documents and supporting reports.

Online
https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments

In person
Planning Counter, Richmond Town Hall,
333 Bridge Road Richmond VIC 3121

If you would like to find out more about the Amendment, you can make an appointment for a one-on-one meeting with a Yarra City Council planning officer by phoning 9205 5112. You may like a one-on-one discussion, or as a group to discuss the proposed Amendment. Due to Covid-19, the meeting might be held online.

Planning and Environment Act 1987

YARRA PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C280YARA.

The Yarra City Council has prepared Amendment C280yara to the Yarra Planning Scheme.

The land affected by the amendment is 32-68 Mollison Street, Abbotsford.

The amendment proposes replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) and Incorporated Document that applies to 32-68 Mollison Street, Abbotsford.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the Yarra City Council website at https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments; or
- during office hours, at the office of the planning authority, City of Yarra Richmond Town Hall, Town Planning Counter, 333 Bridge Road, Richmond 3121 VIC; or
- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 17 May 2021. A submission must be sent to the strategicplanning@yarracity.vic.gov.au with the subject line 'C280yara – Submission'.

or:

City of Yarra
C/o Strategic Planning
PO Box 168 Richmond
Re: C280yara Submission.

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Yours sincerely

Fiona van der Hoeven
Practice Leader, Strategic Planning

Attachment 3 - Attachment 3 - Notification Area

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C280YARA

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Yarra City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Meydan Group (AH Meydan Pty Ltd), owner of the land at 32-68 Mollison Street, Abbotsford.

Land affected by the amendment

The amendment applies to land at 32-68 Mollison Street, Abbotsford ("the subject land") on the North West corner of Mollison Street and Victoria Crescent as indicated in Figure 1 below.

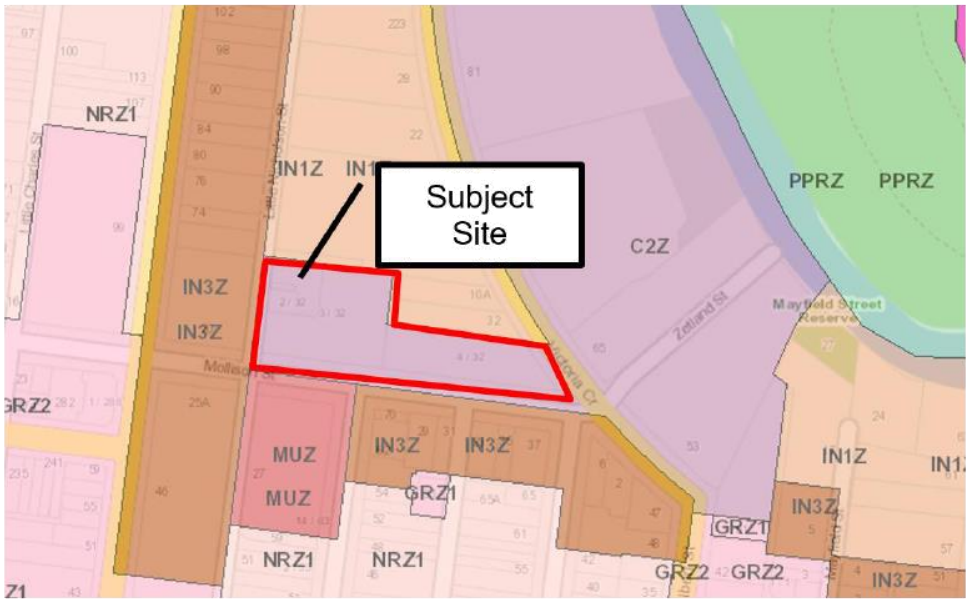


Figure 1: Location of the subject site

What the amendment does

The amendment proposes to replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) and Incorporated Document that applies to 32-68 Mollison Street, Abbotsford, by the making the following changes to the Yarra Planning Scheme:

- replace the existing Incorporated Plan Overlay - Schedule 1;
- delete the IPO1 from the property at 61-69 William Street, Abbotsford;
- amend Clause 72.04 to replace the incorporated document "32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013" with "32 – 68 Mollison Street Incorporated Plan (March 2021)";

Strategic assessment of the amendment

Why is the amendment required?

The proposed IPO and Incorporated Plan is required to

a) increase the allowable building height from 5 storeys (23m) to 7 storeys (32m) for part of the land which would match other allowable heights in the employment area;

b) retain certainty for a modified built form, amenity outcomes for the site;

c) retain or enhance the existing amenity of the public realm; and

d) provide for improved traffic access and movement outcomes

Building Height

The scale and density of development approved and currently being proposed within Abbotsford has increased substantially in recent years. The subject site is in proximity to Victoria Street activity centre, two train stations and a tram line (along Victoria Street). While the surrounding area currently consists of a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals for eight storeys to the west and nine to six storeys to the north of the subject site.

The subject site is affected by a mandatory height limit of 5 storeys which was introduced by the Planning Scheme Amendment C170 to the Yarra Planning Scheme.

The proposed IPO allows a building of five to seven storey building on the site, five storey on the eastern part and seven storey on the western part of the subject site. The detailed plan is shown on the proposed Incorporated Plan to the proposed IPO1.

Certainty of built form outcomes

To ensure appropriate and orderly planning, the amendment is required to facilitate and guide the scale, massing and bulk of the new development.

The current IPO allows a building up to 5 storeys which is for the entire site and has very minimal urban design requirements to guide the built form. The site currently benefits from a live planning permit to develop a 5 storey building covering the whole site. The current IPO lacks the following:

- Allowing a building without upper level separation along 150m of Mollison Street;
- The active frontage is insufficient to create a safe interface between the street and the building;
- Little Nicholson Street doesn't allow for two-way traffic as it lacks sufficient width, a ground level setback is not recommended;
- To control vehicle access points from the development there are no requirement to restrict access from Victoria Crescent and Mollison Street.

The recent planning approvals for the 20-30 Mollison Street to the west and the 12-20 Victoria Crescent to the north of the subject site were decided at the VCAT. The key reason for the applications ending up at VCAT was to decide on the built form outcome, public realm improvement and height of the building. Both the planning permit were a result of VCAT decision and Council had to negotiate better urban design outcome with the developer at VCAT. These two planning permits are an example that the Planning Scheme and Land Use are limited to guide built form outcome.

The proposed IPO1 will provide certainty for the below built form outcome:

a) Providing active frontages towards Mollison Street and Victoria Crescent and removing vehicle access from Victoria Crescent;

b) Avoid overshadowing of the southern footpath of Mollison Street between 10 am and 2 pm on 22 September;

c) Introducing a range in street wall height from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent;

d) Introducing a setback above the street wall of 3 metres from northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street to create a more distinctive break between the podium and upper levels and assist in managing visual bulk at upper levels;

e) Continuing the chamfered corner of Mollison St and Victoria Crescent to mark corner and provide a generous pedestrian standing area;

f) Providing for upper-level building separation (minimum 6m building separation from the 4th Storey and above) and design treatments so that the upper level forms to read as separate buildings;

g) Varying height across the site that responds to the emerging heights of adjacent approvals, coupled with upper level building separation has the following benefits;

h) Reduces visual bulk from adjacent buildings, Mollison St and streets to the south (low scale residential development) of the subject site; and

i) Creates a perception of multiple buildings of varying heights rather than one large monolithic building.

The height is consistent with other surrounding recently approved development whilst ensuring better built form outcome.

Public Realm and Amenity

The proposed IPO improves the surrounding public realm and amenity by the following:

- Requiring the building to have active frontage of a minimum 80% of the Mollison Street & Victoria Crescent frontage, keeping inactive facades to a minimum;
- Chamfered building corner at the Mollison Street and Victoria Crescent intersection with no cantilevering at the upper levels to create a safer traffic zone;
- Removing vehicle access from Victoria Crescent frontage to ensure a safer redestrian environment; and
- Vehicular access from Little Nicholson Street to create safer pedestrian environment along Mollison Street and Victoria Crescent.
- Avoiding overshadowing of the southern footpath along Mollison Street between 10 am and 2 pm on 22 September.

Traffic, Access and Movement

The proposed IPO and associated Incorporated Plan includes a number of elements to manage traffic and movement:

a) requiring a ground level setback from Little Nicholson Street to enable two-way traffic movements;

b) requiring a traffic engineering report to be prepared at the planning permit stage that demonstrates, amongst other matters, how the development reduces car dependence and promotes sustainable transport modes;

c) ensuring pedestrian entrances are clearly visible, secure and have an identifiable sense of address; and

d) requiring staff bicycle parking to be located and designed to be secure and conveniently accessible from the street and end of trip uses.

The amendment also provides the following communal benefit which is a better outcome for community and surrounding development. The benefits are:

a) A ground level setback from Little Nicholson Street to enable two-way traffic movements;

b) Contribution to install a formal and raised pedestrian crossing across Mollison Street at the Victoria Crescent intersection.

These communal benefit are negotiated with the proponent to facilitate the community and orderly development of the area. Two Section 173 agreements will be signed between Council and the proponent to ensure their delivery.

The amended IPO provides quality outcome for the site which otherwise would have led to a mass of 5 storey building on the site with poor urban design outcome. Amending the current IPO allows Council to not only ensure that the development will be used for employment but also a preferred built form outcome to mark the entrance into the employment precinct of Abbotsford from Victoria Street.

The amendment will also facilitate more employment space on a site that is part of a key employment precinct in Yarra as identified in Spatial Economic and Employment Strategy 2018.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria (sections 4(1) and 12(1)(a) of the Act):

To provide for the fair, orderly, economic and sustainable use, and development of land.

To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

To balance the present and future interests of all Victorians.

The amendment seeks to provide greater clarity regarding built form outcomes and expectations in Yarra's employment areas of Abbotsford. In doing so, the proposed provisions will support more efficient and orderly planning processes. The views of all affected parties will be sought through the exhibition process.

The amendment seeks to provide greater clarity as it will assist to achieve better built form and public realm outcomes and assist to improve public safety at local intersections.

How does the amendment address any environmental, social and economic effects?

The Amendment is consistent with the overarching goal in the planning scheme to:

> *Integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.*

The Amendment will have positive social and economic benefits through the facilitation of better built form outcomes, accommodating office and commercial activity situated near an activity centre that is well served by public transport and other services.

Does the amendment address relevant bushfire risk?

The amendment does not address bushfire risk, as the land subject to the amendment is not:

- Subject to a Bushfire Management Overlay;
- Within a designated bushfire prone area;
- Proposed to be used or developed in a way that may create a bushfire hazard.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies with Ministerial Direction No. 9 in addressing and responding to the metropolitan planning strategy, *Plan Melbourne 2017-2050*.

Amendment C280yara is consistent with the following Directions contained in *Plan Melbourne 2017-2050*:

Direction 1.1 - Create a city structure that strengthens Melbourne's competitiveness for jobs and investment which seeks to strengthen the competitiveness of Melbourne's employment areas. The Amendment provides appropriate policy direction for the planning and development of the employment areas to ensure that it continues to meet community needs.

Direction 5.1 - Create a city of 20-minute neighbourhoods which aims to cluster new housing, access to jobs, services and public transport to accommodate growth. The amendment will facilitate employment generation near a Major Activity Centre (Victoria Street) which will improve local employment and commercial opportunities.

The Amendment complies with the Ministerial Direction for '*The form and content of Planning Scheme*' under Section 7(5) of the Act and *Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays* (November 2018).

The amendment is affected by Ministerial Direction No. 11 *Strategic Assessment of Amendments* and complies with the requirements as set out in this explanatory report.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports and implements State Planning Policy in responding to the following clauses:

Clause 11 - Settlement

- **Clause 11.02-1S Supply of Urban Land** – To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 13 – Environmental risks and amenity

- **Clause 13.01-1S Natural Hazards and Climate Change -** To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- **Clause 13.05-1S Noise Abatement -** To assist the control of noise effects on sensitive land uses.

Clause 15.01 – Built environment

- **Clause 15.01-1S Urban Design -** To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-1R Urban Design – Metropolitan Melbourne** - To create a distinctive and liveable city with quality design and amenity
- **Clause 15.01-2S Building Design -** To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.01-4S Healthy Neighbourhood -** To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- **Clause 15.01-4R Healthy Neighbourhood – Metropolitan Melbourne -** Create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.
- **Clause 15.01-5S Neighbourhood Character -** To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.02 – Sustainable development

- **Clause 15.02-1S Energy and Resource Efficiency -** To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 17.01 Employment

- **Clause 17.01-1S Diversified Economy -** To strengthen and diversify the economy.
- **Clause 17.01-1R Diversified Economy – Metropolitan Melbourne -** Support the Central City to become Australia's largest commercial and residential centre by 2050, by planning for office, retail, residential, education, health, entertainment and cultural activity spaces.

Clause 17.02 Commercial

- **Clause 17.02-1S Business** - To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
- **Clause 17.02-2S Out-of-centre development -** To manage out-of-centre development.

Clause 18 - Transport

- **Clause 18.01-2S Transport System -** To coordinate development of all transport modes to provide a comprehensive transport system.
- **Clause 18.02-1S Sustainable Personal Transport -** To promote the use of sustainable personal transport.
- **Clause 18.02-1R Sustainable Personal Transport – Metropolitan Melbourne -** Improve local travel options for walking and cycling to support 20 minute neighbourhoods.
- **Clause 18.02-2S Public Transport -** To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.
- **Clause 18.02-2R Principal Public Transport Network –** Facilitate high-quality public transport access to job-rich areas.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment is consistent with and facilitates the following Clauses of the Local Planning Policy Framework:

Clause 21.04-2 - Activity centres

- Objective 4 - To maintain a balance between local convenience and regional retail roles in Yarra's activity centres.
  - Strategy 4.1 Increase the range of retail, personal and business services, community facilities, and recreation activities, within individual centres.
  - Strategy 4.3 Support the role of all activity centres, including Neighbourhood Activity Centres, in providing local day-to-day needs of residents of all abilities.
- Objective 5 - To maintain the long term viability of activity centres.
  - Strategy 5.2 Support land use change and development that contributes to the adaptation, redevelopment and economic growth of existing activity centres.
  - Strategy 5.3 Discourage uses at street level in activity centres which create dead frontages during the day.

Clause 21.04-3 – Industry, Office and Commercial

- Objective 8 - To increase the number and diversity of local employment opportunities.
  - Strategy 8.5 Support opportunities for new uses on isolated industrial sites provided they reflect the predominant surrounding uses.

Clause 21.05-2 - Urban design

- Objective 16 - To reinforce the existing urban framework of Yarra.
  - Strategy 16.2 Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.
- Objective 19 - To create an inner city environment with landscaped beauty.
  - Strategy 19.1 Require well resolved landscape plans for all new development.
  - Strategy 19.2 Encourage opportunities for planting suitable trees and landscape areas in new development.
- Objective 20 - To ensure that new development contributes positively to Yarra's urban fabric.
  - Strategy 20.1 Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.
- Objective 21 - To enhance the built form character of Yarra's activity centres.
  - Strategy 21.1 Require development within Yarra's activity centres to respect and not dominate existing built form.
  - Strategy 21.3 Support new development that contributes to the consolidation and viability of existing activity centres.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning provisions as it provides better guidance for future development by applying a new Schedule to the Incorporated Plan Overlay.

How does the amendment address the views of any relevant agency?

Council sought the views of the Department of Environment, Land, Water and Planning (DELWP) in the drafting of the controls which informs the Amendment. There are no agencies whose views were required to be considered as part of the amendment process. The view of any relevant agency will be taken into account, where necessary, during the consideration of subsequent planning permit applications.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Any redevelopment is unlikely to have a significant impact on the transport system. By virtue of its location, a redevelopment of the subject site will address many of the objectives of the *Transport Integration Act 2010* to be located in close proximity to transport options for a better integration of transport and land use. This will enable efficient and effective access for persons and goods to places of employment, markets and services; facilitate local investment; reduce the need for private motor

vehicle transport and extent of travel and facilitate better access to and greater mobility within local communities.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment retains certainty on the built form outcomes of the site, which potentially reduces administrative costs.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra City Council website at https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments

The amendment is available for public inspection, free of charge, during office hours at the following places:

Planning Counter,

Richmond Town Hall,

333 Bridge Road Richmond VIC 3121

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 5pm on 17 May 2021.

A submission must be sent to either:

strategicplanning@yarracity.vic.gov.au with the subject line 'C280yara – Submission'

or:

City of Yarra

C/o Strategic Planning

PO Box 168 Richmond

Re: C280yara Submission

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: to commence in the week of Monday, 6 September 2021;
- panel hearing: to commence in the week of Monday, 4 October 2021.

YARRA PLANNING SCHEME

--/--/----
Proposed C280yara

SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**.

32-68 MOLLISON STREET, ABBOTSFORD INCORPORATED PLAN (MARCH 2021)

1.0 Requirement before a permit is granted

--/--/----
Proposed C280yara

None specified.

2.0 Permits not generally in accordance with incorporated plan

--/--/----
Proposed C280yara

A permit granted for the following is not required to be in accordance with the incorporated plan.

- use of an existing building;
- construction or carrying out of minor works to or associated with existing buildings;
- subdivision of land, provided that the subdivision is the result of a consolidation of all or part of the land or the re-subdivision of the land and the number of lots is not increased;
- removal or creation of easements or restrictions; or
- construction or carrying out of buildings or works associated with the remediation of land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*.

Before granting a permit the responsible authority must be satisfied that the issue of the permit will not prejudice the future use and development of the land in an integrated manner, and that the use or development allowed by the permit will contribute to the vision for the site whereby the land is developed according to a new mid-rise character along Mollison Street for the purpose of office, commercial and other compatible uses in such a way that promotes pedestrian activity and passive surveillance, contributes to a high quality public realm and avoids overshadowing of opposite footpaths.

3.0 Conditions and requirements for permits

--/--/----
Proposed C280yara

The following conditions and/or requirements apply to permits (exept the works mentioned in Clause 2 of this Schedule):

Permit requirements

- A new development that requires access from Little Nicholson Street must provide a laneway widening of Little Nicholson Street to allow two-way traffic to the satisfaction of the responsible authority.
- A new development must not overshadow the southern footpath of Mollison Street between 10 am and 2 pm on the 22nd of September.
- The proposed development must incorporate the findings and recommendations of a car parking and traffic impact assessment that demonstrates:
  - the safe entry and exit of vehicles to and from the land and that these movements minimise conflict with any existing pedestrian and cycle links; and
  - the provision of car parking, appropriate circulation and layout of car parking, and the recommended bicycle parking provision rates.
- A new development must chamfer the corner of the development at the Mollison Street and Victoria Crescent intersection, with no cantilevering at upper levels;
- A new development must provide active frontages towards Mollison Street and Victoria Crescent.

Permit conditions

- A permit to construct a building or construct or carry out works must include conditions that require the widening of Little Nicholson Street to be designed and constructed to the satisfaction of the Responsible Authority.

4.0 Decision guidelines

--/--/---- Proposed C280yara

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development provides façade articulation;
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- The impact of traffic generated by the development on the capacity of the surrounding road network, including the functionality of the intersection of Mollison Street and Victoria Crescent; and
- Whether the development provides opportunities for active frontages and engaging edges to the public realm through landscaping and/or architectural design features;
- The impact of the design and appearance of the building or works in relation to the surrounding built form and character.

5.0 Preparation of the incorporated plan

--/--/---- Proposed C280yara

An incorporated plan must include the following requirements:

- Objectives for the future use and development of the site;
- A plan showing:
  - maximum building heights for each area in metres and storeys;
  - setbacks from Little Nicholson Street to enable two-way vehicle movement at street level;
  - upper level separation between the eastern and western part of the proposed building(s);
  - retention of the corner splay (chamfered corner) at the intersection of Mollison Street and Victoria Crescent; and
  - the preferred location of vehicle entry and exit points for the land.

32-68 MOLLISON STREET INCORPORATED PLAN (March 2021)

THE LAND

The 32-68 Mollison Street Incorporated Plan applies to the land at 32-68 Mollison Street, Abbotsford, described as Lots 1 and 2, and part of Lots 4 and 5, on Plan of Subdivision 208064F; Lot 1 on Title Plan 10831L; Lot 1 on Title Plan 900661X.

32 Mollison Street or '**Area A**' is described as Lot 1 and part of Lots 2, 4 and 5 on Plan of Subdivision 208064F; Lot 1 on Title Plan 10831L; Lot 1 on Title Plan 900661X.

38-68 Mollison Street or '**Area B**' is described as part of Lot 2 on Plan of Subdivision 208064F.

THE PLAN

The 32-68 Mollison Street Incorporated Plan consists of this ordinance and the attached Plan as Map 1.

OBJECTIVES

To ensure that development responds to a mid-rise character along Mollison Street of 5 storeys (23 metres) to 7 storeys (32 metres) behind a lower street wall of 4 storeys (18.4 metres) to 3 storeys (13.8 metres).

To facilitate the use and development of the land for office, commercial and other compatible uses that will stimulate employment opportunities and business activity within the local area.

To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Mollison Street and Victoria Crescent.

To ensure development responds to sensitive use to the south of Mollison Street by requiring that the overall scale and form of development on the Land protects these properties from an unreasonable loss of amenity through visual bulk and overshadowing.

PERFORMANCE MEASURES

Building and works and subdivision

- The provisions of Table 1 will be applied to determine whether a permit application for buildings and works is in accordance with this plan.
- The provisions of Table 2 will be applied to determine whether a permit application for subdivision is generally in accordance with this plan.

TABLE 1: BUILDINGS AND WORKS

BULDINGS AND WORKS	REQUIREMENT
Height	Building height in Area A must not exceed 7 storeys (32 metres). Building height in Area B must not exceed 5 storeys (23 metres).
Street wall	Street wall height should transition from 3 storeys (13.8 metres) at the western end of the site (Area A) to 4 (18.4 metres) storeys at the eastern end of the site (Area B).
Upper level setback from street wall and northern boundary	Above the street wall and northern boundary wall, upper levels should be setback a minimum of 3 metres from the northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street. Upper level setbacks above the street wall and northern boundary should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) to avoid repetitive stepping of individual levels.

Ground Level Setback	The building must be setback along the western boundary of the property to provide for two-way vehicle access on Little Nicholson Street.
Corner treatment	The corner of the development at the Mollison Street and Victoria Crescent intersection should be chamfered as shown on The Plan. No cantilevering should occur at the upper levels.
Upper Level building separation	Upper level development (4th storey and above) should be separated by a minimum of 6 metres between Area A and Area B (as shown on Map 1) to ensure proposed buildings on Area A and Area B do not appear as one building mass.
Overshadowing	New development must not overshadow the footpath on the southern side of Mollison Street between 10 am and 2 pm on the 22nd of September.
Active frontages	Active frontages should be provided to a minimum of 80% of the Mollison Street and Victoria Crescent frontage, keeping inactive facades to a minimum.
Material definition (podium / lower level and upper levels)	Façade articulation and composition should achieve cohesive design including material definition between podium and upper levels that is responsive to local context and character. Podium materials should be detailed and robust with visually recessive materials used at upper levels.
Car Parking	Car parking should be concealed from the Victoria Crescent and Mollison Street frontages.
Bicycle Parking	Bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses (e.g. changing facilities).
Vehicular access	Vehicular access must be limited to a maximum of one crossover from Little Nicholson Street and one crossover from Mollison Street as shown on Map 1. Vehicular access must not be provided from Victoria Crescent.
Pedestrian Access	Pedestrian access to buildings should be via Mollison Street and/or Victoria Crescent and primary access from laneways should be avoided. Where pedestrian access from a laneway is appropriate, it should include a pedestrian refuge or landing and include lighting. Pedestrian entrances must be clearly visible, secure and have an identifiable sense of address.
Service cabinets	Service cabinets must be appropriately located and integrated with the design of the building utilising the laneway where possible.

TABLE 2: SUBDIVISION

SUBDIVISION	REQUIREMENT
Widening of Little Nicholson Street	The subdivision of land along Little Nicholson Street to widen the laneway must be in accordance with the Plan as shown on Map 1.

PERMIT APPLICATION REQUIREMENTS

The following application requirements apply to an application for a planning permit, in addition to those specified elsewhere in the planning scheme, and must accompany an application as appropriate to the satisfaction of the responsible authority:

- a site analysis and urban design context report which demonstrates how the proposal achieves the Objectives and Performance Measures of this Plan.
- development proposals for buildings including detailed shadow analysis to demonstrate no overshadowing of the southern footpath along Mollison Street on September 22nd from 10am to 2pm.

- a traffic engineering report prepared by a suitably qualified traffic engineer that demonstrates how the development:
  - minimises impacts on the level of service, safety and amenity of the surrounding road network; and
  - reduces car dependence and promotes sustainable transport modes, and

  which includes an assessment of the cumulative impacts of traffic and parking within the development including an assessment of the ongoing functionality of laneway; and

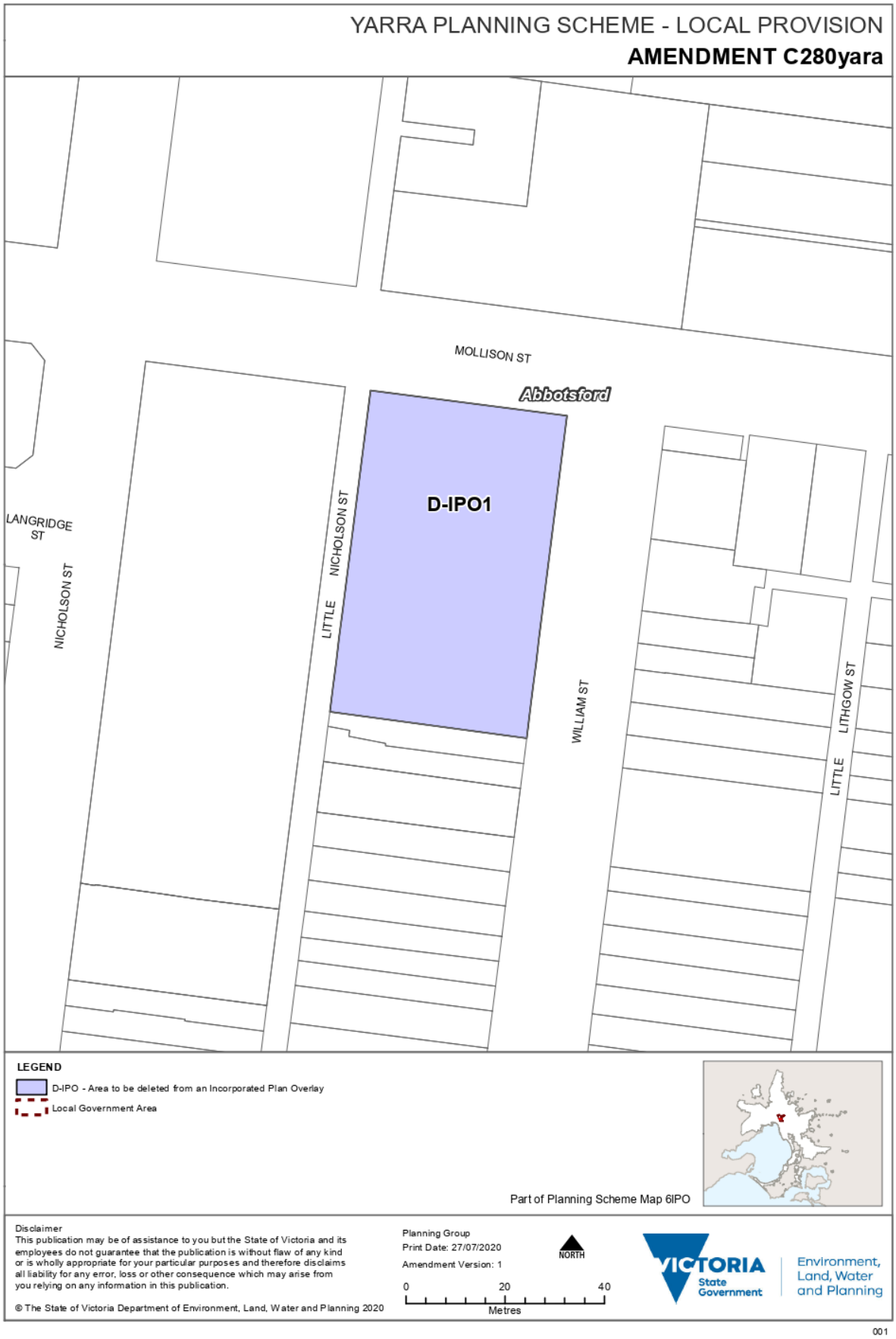
  responds to the access requirements above; and
- detailed engineering drawings for the widening of Little Nicholson Street in accordance with the Plan.

If in the opinion of the responsible authority an application requirement listed above is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Attachment 4 - Attachment 4 - Amendment C280 Documentation

Map 1: The Plan

Attachment 4 - Attachment 4 - Amendment C280 Documentation



Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C280yara

INSTRUCTION SHEET

The planning authority for this amendment is Yarra City Council.

The Yarra Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No. 6IPO is changed in the manner as shown on the 1 attached map marked "Yarra Planning Scheme, Amendment C280yara".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

17/10/2013 C170

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1.**

32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013

1.0 Purpose

17/10/2013 C170

To facilitate the use and development of the land at 32-68 Mollison Street for office, commercial and compatible uses that will provide jobs and business activity for the local area.

To encourage the use and development of land at 61-69 William Street, Abbotsford for predominantly residential purposes.

2.0 Conditions and requirements for permits

17/10/2013 C170

An application to construct a building at 61-69 William Street must include a design response to the satisfaction of the responsible authority. The design response is to contain information on the following:

- How the building respects the interface with the Denton Hat Mills building (56 Nicholson Street, Abbotsford) and the residential interface to the south.
- How upper levels (above 5 metres) are setback from Little Nicholson Street to reduce the impact of new built form on existing residential apartments and to ensure access to sunlight.
- The provision of safe and efficient pedestrian and vehicle access to the building.
- A traffic report that demonstrates the safe entry and exit of vehicles from the property to William Street only.

An application to construct residential dwellings at 61-69 William Street must include a noise assessment and design response to the satisfaction of the responsible authority to ensure industrial properties north of Mollison Street are not adversely affected by reverse amenity impacts.

An application to construct a building at 32-68 Mollison Street must include:

- A design response to the satisfaction of the responsible authority having regard to the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements.
- An active ground floor frontage incorporated into the design of the car park building at 32 Mollison Street.

An application that includes residential or other sensitive uses should:

- Minimise the potential impacts of local business (including noise, light, odour and 24 hour traffic movements), in the design and construction of buildings.
- Include design and noise attenuation measures that achieve the noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of State Environment Protection Policy No N-1 'Control of Noise from Commerce, Industry and Trade' (SEPP N-1) for calculation of noise limits.
- Locate, and if necessary screen, private open spaces, including balconies, to attenuate industrial noise to meet the requirements of SEPP N-1.
- Incorporate design measures that minimise the potential impact of non-routine odour emission.

3.0 Decision guidelines

17/10/2013
C170

Before deciding on an application the responsible authority must consider, as appropriate:

- The impact of the height, bulk, design and appearance of the building or works on the character and amenity of the surrounding area.
- The extent to which environmentally sustainable design features and practices are adopted.
- The relationship of any new buildings to the street including entrances that provide opportunities for active or visual engagement.
- The design of the car park building including how it relates visually to the street environment and the extent of activation of the frontage at street level.
- Whether new buildings provide an attractive and engaging edge to the street environment through landscaping and/or architectural design features.
- The visibility and layout of the development, and the extent to which screening of mechanical plant equipment is required.
- Any reverse amenity impacts of the proposal on existing and on-going operations of existing commercial and industrial activity in the adjoining and surrounding area.
- The effectiveness of new residential development and other noise sensitive uses in protecting their own amenity where potentially affected by existing commercial and industrial activity.
- Whether the proposed development has regard to the heritage values of the site as applicable.

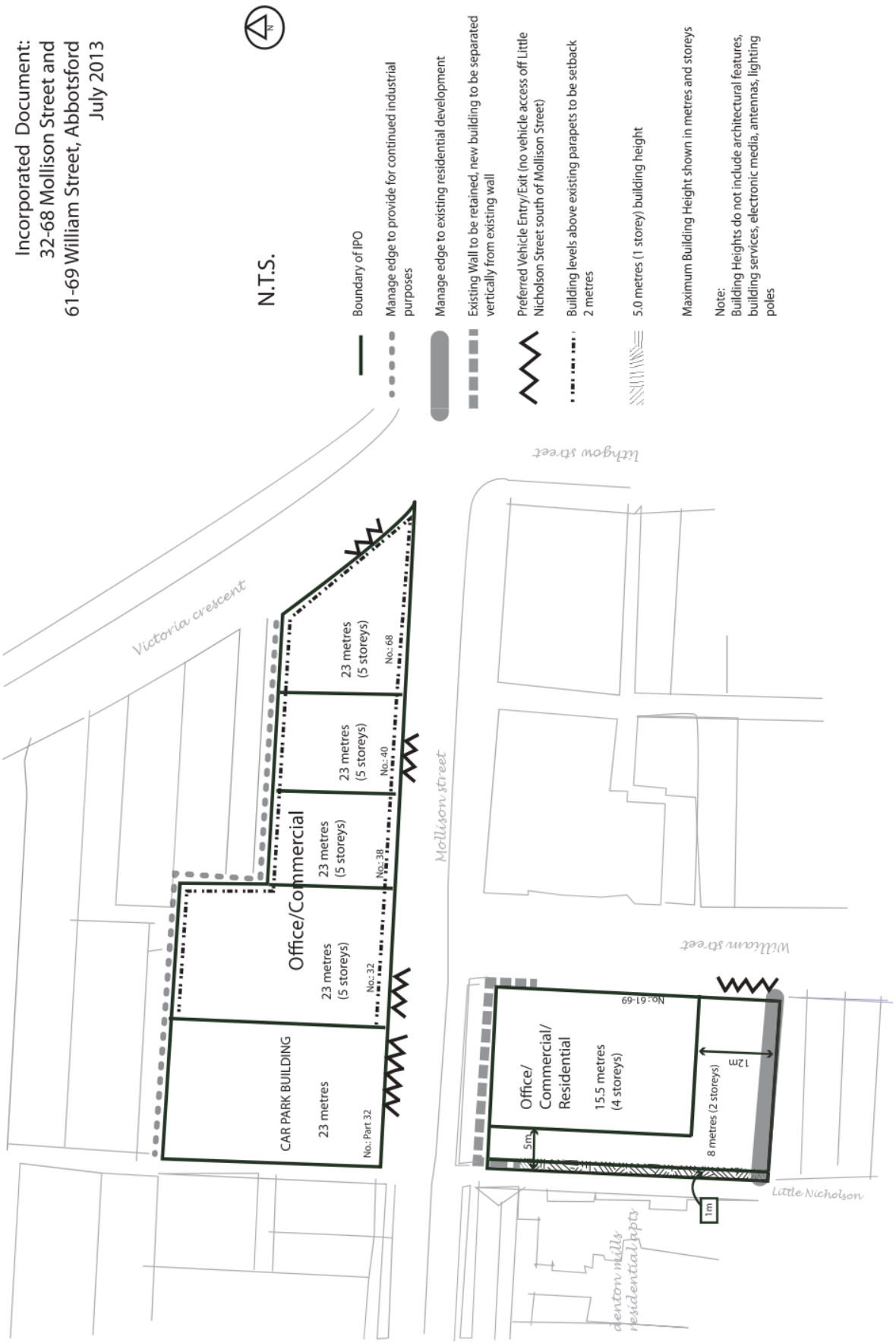
4.0 Requirements for incorporated plan

17/10/2013
C170

The incorporated plan must show:

- Building heights for each area in storeys, and metres or RLs.
- Building features to be retained.
- Vehicle entry and exit points for the site.
- Proposed land uses for the subject sites.
- Land use interface management.

Attachment 5 - Attachment 5 - IPO & IP (Current and Proposed)



Attachment 5 - Attachment 5 - IPO & IP (Current and Proposed)

YARRA PLANNING SCHEME

--/--/----
Proposed C280yara

SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1**.

32-68 MOLLISON STREET, ABBOTSFORD INCORPORATED PLAN (MARCH 2021)

1.0 Requirement before a permit is granted

--/--/----
Proposed C280yara

None specified.

2.0 Permits not generally in accordance with incorporated plan

--/--/----
Proposed C280yara

A permit granted for the following is not required to be in accordance with the incorporated plan.

- use of an existing building;
- construction or carrying out of minor works to or associated with existing buildings;
- subdivision of land, provided that the subdivision is the result of a consolidation of all or part of the land or the re-subdivision of the land and the number of lots is not increased;
- removal or creation of easements or restrictions; or
- construction or carrying out of buildings or works associated with the remediation of land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*.

Before granting a permit the responsible authority must be satisfied that the issue of the permit will not prejudice the future use and development of the land in an integrated manner, and that the use or development allowed by the permit will contribute to the vision for the site whereby the land is developed according to a new mid-rise character along Mollison Street for the purpose of office, commercial and other compatible uses in such a way that promotes pedestrian activity and passive surveillance, contributes to a high quality public realm and avoids overshadowing of opposite footpaths.

3.0 Conditions and requirements for permits

--/--/----
Proposed C280yara

The following conditions and/or requirements apply to permits (exept the works mentioned in Clause 2 of this Schedule):

Permit requirements

- A new development that requires access from Little Nicholson Street must provide a laneway widening of Little Nicholson Street to allow two-way traffic to the satisfaction of the responsible authority.
- A new development must not overshadow the southern footpath of Mollison Street between 10 am and 2 pm on the 22nd of September.
- The proposed development must incorporate the findings and recommendations of a car parking and traffic impact assessment that demonstrates:
  - the safe entry and exit of vehicles to and from the land and that these movements minimise conflict with any existing pedestrian and cycle links; and
  - the provision of car parking, appropriate circulation and layout of car parking, and the recommended bicycle parking provision rates.
- A new development must chamfer the corner of the development at the Mollison Street and Victoria Crescent intersection, with no cantilevering at upper levels;
- A new development must provide active frontages towards Mollison Street and Victoria Crescent.

Permit conditions

- A permit to construct a building or construct or carry out works must include conditions that require the widening of Little Nicholson Street to be designed and constructed to the satisfaction of the Responsible Authority.

4.0 Decision guidelines

--/--/---
Proposed C280yara

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development provides façade articulation;
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.
- The impact of traffic generated by the development on the capacity of the surrounding road network, including the functionality of the intersection of Mollison Street and Victoria Crescent; and
- Whether the development provides opportunities for active frontages and engaging edges to the public realm through landscaping and/or architectural design features;
- The impact of the design and appearance of the building or works in relation to the surrounding built form and character.

5.0 Preparation of the incorporated plan

--/--/---
Proposed C280yara

An incorporated plan must include the following requirements:

- Objectives for the future use and development of the site;
- A plan showing:
  - maximum building heights for each area in metres and storeys;
  - setbacks from Little Nicholson Street to enable two-way vehicle movement at street level;
  - upper level separation between the eastern and western part of the proposed building(s);
  - retention of the corner splay (chamfered corner) at the intersection of Mollison Street and Victoria Crescent; and
  - the preferred location of vehicle entry and exit points for the land.

32-68 MOLLISON STREET INCORPORATED PLAN (March 2021)

THE LAND

The 32-68 Mollison Street Incorporated Plan applies to the land at 32-68 Mollison Street, Abbotsford, described as Lots 1 and 2, and part of Lots 4 and 5, on Plan of Subdivision 208064F; Lot 1 on Title Plan 10831L; Lot 1 on Title Plan 900661X.

32 Mollison Street or '**Area A**' is described as Lot 1 and part of Lots 2, 4 and 5 on Plan of Subdivision 208064F; Lot 1 on Title Plan 10831L; Lot 1 on Title Plan 900661X.

38-68 Mollison Street or '**Area B**' is described as part of Lot 2 on Plan of Subdivision 208064F.

THE PLAN

The 32-68 Mollison Street Incorporated Plan consists of this ordinance and the attached Plan as Map 1.

OBJECTIVES

To ensure that development responds to a mid-rise character along Mollison Street of 5 storeys (23 metres) to 7 storeys (32 metres) behind a lower street wall of 4 storeys (18.4 metres) to 3 storeys (13.8 metres).

To facilitate the use and development of the land for office, commercial and other compatible uses that will stimulate employment opportunities and business activity within the local area.

To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Mollison Street and Victoria Crescent.

To ensure development responds to sensitive use to the south of Mollison Street by requiring that the overall scale and form of development on the Land protects these properties from an unreasonable loss of amenity through visual bulk and overshadowing.

PERFORMANCE MEASURES

Building and works and subdivision

- The provisions of Table 1 will be applied to determine whether a permit application for buildings and works is in accordance with this plan.
- The provisions of Table 2 will be applied to determine whether a permit application for subdivision is generally in accordance with this plan.

TABLE 1: BUILDINGS AND WORKS

BULDINGS AND WORKS	REQUIREMENT
Height	Building height in Area A must not exceed 7 storeys (32 metres). Building height in Area B must not exceed 5 storeys (23 metres).
Street wall	Street wall height should transition from 3 storeys (13.8 metres) at the western end of the site (Area A) to 4 (18.4 metres) storeys at the eastern end of the site (Area B).
Upper level setback from street wall and northern boundary	Above the street wall and northern boundary wall, upper levels should be setback a minimum of 3 metres from the northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street. Upper level setbacks above the street wall and northern boundary should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) to avoid repetitive stepping of individual levels.

Ground Level Setback	The building must be setback along the western boundary of the property to provide for two-way vehicle access on Little Nicholson Street.
Corner treatment	The corner of the development at the Mollison Street and Victoria Crescent intersection should be chamfered as shown on The Plan. No cantilevering should occur at the upper levels.
Upper Level building separation	Upper level development (4th storey and above) should be separated by a minimum of 6 metres between Area A and Area B (as shown on Map 1) to ensure proposed buildings on Area A and Area B do not appear as one building mass.
Overshadowing	New development must not overshadow the footpath on the southern side of Mollison Street between 10 am and 2 pm on the 22nd of September.
Active frontages	Active frontages should be provided to a minimum of 80% of the Mollison Street and Victoria Crescent frontage, keeping inactive facades to a minimum.
Material definition (podium / lower level and upper levels)	Façade articulation and composition should achieve cohesive design including material definition between podium and upper levels that is responsive to local context and character. Podium materials should be detailed and robust with visually recessive materials used at upper levels.
Car Parking	Car parking should be concealed from the Victoria Crescent and Mollison Street frontages.
Bicycle Parking	Bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses (e.g. changing facilities).
Vehicular access	Vehicular access must be limited to a maximum of one crossover from Little Nicholson Street and one crossover from Mollison Street as shown on Map 1. Vehicular access must not be provided from Victoria Crescent.
Pedestrian Access	Pedestrian access to buildings should be via Mollison Street and/or Victoria Crescent and primary access from laneways should be avoided. Where pedestrian access from a laneway is appropriate, it should include a pedestrian refuge or landing and include lighting. Pedestrian entrances must be clearly visible, secure and have an identifiable sense of address.
Service cabinets	Service cabinets must be appropriately located and integrated with the design of the building utilising the laneway where possible.

TABLE 2: SUBDIVISION

SUBDIVISION	REQUIREMENT
Widening of Little Nicholson Street	The subdivision of land along Little Nicholson Street to widen the laneway must be in accordance with the Plan as shown on Map 1.

PERMIT APPLICATION REQUIREMENTS

The following application requirements apply to an application for a planning permit, in addition to those specified elsewhere in the planning scheme, and must accompany an application as appropriate to the satisfaction of the responsible authority:

- a site analysis and urban design context report which demonstrates how the proposal achieves the Objectives and Performance Measures of this Plan.
- development proposals for buildings including detailed shadow analysis to demonstrate no overshadowing of the southern footpath along Mollison Street on September 22nd from 10am to 2pm.

- a traffic engineering report prepared by a suitably qualified traffic engineer that demonstrates how the development:
  - minimises impacts on the level of service, safety and amenity of the surrounding road network; and
  - reduces car dependence and promotes sustainable transport modes, and

  which includes an assessment of the cumulative impacts of traffic and parking within the development including an assessment of the ongoing functionality of laneway; and

  responds to the access requirements above; and
- detailed engineering drawings for the widening of Little Nicholson Street in accordance with the Plan.

If in the opinion of the responsible authority an application requirement listed above is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Attachment 5 - Attachment 5 - IPO & IP (Current and Proposed)

Map 1: The Plan

8.4 Amendment C269 consideration of submissions and referral to Planning Panel

Executive Summary

Purpose

The purpose of this report is for Council to note and consider:

(a) the 424 submissions received in response to the exhibition of Amendment C269;

(b) the officers' responses to the various aspects raised in the 424 submissions;

(c) the officer recommendation that Council now request the appointment of an independent Planning Panel (from *Panels Victoria*) to consider all submissions and report back to Council;

(d) the key officer recommendations for proposed changes to the exhibited version of the Amendment C269 documentation to form the basis of Council's position at a Planning Panel hearing; and

(e) the next steps for advancing Amendment C269 in accordance with the requirements of the *Planning and Environment Act 1987.*

Key Issues

Brief background

The *rewrite* of the Yarra Planning Scheme has been underway for a number of years. This has followed the formal *review* of the Yarra Planning Scheme.

A number of processes have occurred as part of this rewrite program, including further strategy work (various) and also the 'deliberate community forum process' known as *Liveable Yarra* that occurred in 2015 (see report).

Other processes regarding the reformatting of the *Victorian Planning Provisions (*VPP's) by the State Government required a number of modifications to the formatting of the proposed Amendment – that caused a delay until the Government resolved that changed format.

Amendment C269

Following this work, Amendment C269 was prepared and Council resolved to exhibit the Amendment from 20 August 2020 to 4 December 2020 for 12 weeks in total (not including the pause for council elections).

In response to the formal exhibition period, a total of 424 submissions were received.

Officers have been assessing these submissions and this report now provides an analysis of the submissions so that the Amendment can be progressed in accordance with the provisions of the Planning and Environment Act.

Next steps

Due to the volume, complexity and the scope of changes requested by submissions (including highly detailed requests for rewritten policies), the appropriate (and normal) process step, is to now request an independent Planning Panel (through *Panels Victoria*) to consider the submissions.

This step provides the specific opportunities for those persons who wish to be heard by the Planning Panel and for the Panel to report back to the Council with considered analysis and recommendations for the Council to further consider.

That is, as Council cannot resolve these differences to the satisfaction of all submitters, a Planning Panel is the appropriate course for the advancement of the current Amendment.

Important process points

The subject matter for this Amendment is the various aspects that were placed on public exhibition. That is, this is the basis of the Amendment to be progressed through the normal planning scheme amendment processes. It is important to note that new matters cannot now be introduced to this current Amendment as they would fall outside the scope of this particular Amendment.

Other matters sought by the Council can be the subject of *other* proposed Planning Scheme Amendments via different Amendment processes (NB. some are already underway such as some further Design and Development Overlays and others mooted such as a zero based carbon development planning scheme amendment).

More specifically, it is noted that under Section 23 of the Planning and Environment Act 1987 (**the Act**), Council must either:

(a) change the amendment in the manner requested; or

(b) refer the submissions to an independent Planning Panel; or

(c) abandon the amendment or part of the amendment.

Under Section 23 of the Act, Council may refer to the Panel submissions which do not require a change to the amendment.

It is officers recommendation that Council refer all submissions to an independent Planning Panel for consideration and provide recommendations to back to Council for further formal consideration.

After Council receives the Planning Panel report, officers would then provide a further report back to a Council meeting with recommendations as to the Amendment. Once Council resolves on a final position on the Amendment (adoption), Council then formally seeks the approval of the Amendment from the Minister for Planning.

If the Minister approves the Amendment, and it is gazetted as an approval, the various provisions then fold into the Yarra Planning Scheme.

It is noted that other ‘standalone’ Amendment proposals can be pursued by the Council in the future in accordance with the Planning and Environment Act and the specific Practice Notes of planning scheme amendments.

Financial Implications

There are substantial costs associated with this panel process. They include Planning Panel costs and fees, legal representation and the engagement of experts such as urban design, heritage and planning who will provide evidence on behalf of Council.

PROPOSAL

In summary, the officers recommendation is that Council:

(a) requests the appointment of an independent Planning Panel to consider all of the submissions;

(b) refers all submissions, including late submissions, to the independent Planning Panel for consideration and enabling a hearing of those persons who wish to be heard;

(c) adopts a position of support for Amendment C269, generally in accordance with the officer's response to the submissions, as contained in the officer's report and attachments; and

(d) submits to the Planning Panel that Amendment C269 should be recommended for approval subject to the highlighted changes made to the exhibited amendment.

8.4 Amendment C269 consideration of submissions and referral to Planning Panel

Reference	D21/77586
Author	Fiona van der Hoeven - Practice Leader, Strategic Planning
Authoriser	Director Planning and Place Making

Purpose

1. The purpose of this report is for Council to consider:
   (a) the 424 submissions received in response to the exhibition of Amendment C269;
   (b) the officers' responses to the various aspects raised in the 424 submissions;
   (c) the officer recommendation that Council now request the appointment of an independent Planning Panel (from *Panels Victoria*) to consider all submissions and report back to Council;
   (d) the key officer recommendations for proposed changes to the exhibited version of the Amendment C269 documentation to form the basis of Council's position at a Planning Panel hearing; and
   (e) the next steps for advancing Amendment C269 in accordance with the requirements of the *Planning and Environment Act 1987.*

Critical analysis

History and background

2. Amendment C269 proposes to update the local policies in the *Yarra Planning Scheme* by replacing the *Municipal Strategic Statement (MSS)* at Clause 21 and *Local Planning Policies* at Clause 22 with a *Municipal Planning Strategy* and *Local Policies* within the *Planning Policy Framework (PFF),* consistent with the structure recently introduced by the State Government.
3. The preparation of Amendment C269 included consideration of:
   (a) *Yarra's Planning Scheme Review*:
      (i) Section 12B of the Planning and Environment Act 1987 (the Act) requires a Planning Authority (Council) to regularly review its planning scheme to ensure the scheme achieves the objectives of planning in Victoria and the objectives and strategies of the Planning Policy Framework (PPF).
      (ii) A comprehensive review of the planning scheme was undertaken in 2014 and was reported to Council. The review was undertaken in accordance with Planning Practice Note 32 – Review of Planning Schemes. The review found that the scheme needed updating to:
         - reflect Council's updated policy positions;
         - make the scheme easier to understand and use;
         - address gaps in policy; and
         - consider the diversity of views on key planning topics.
   (b) Additional consultation occurred with:
      (i) Council's Advisory Committees;
      (ii) *"Liveable Yarra"* (the people's Panel), and
      (iii) relevant Council Departments.

(c) Technical reports on acoustics, former industrial and residential heritage buildings, activity centre boundaries.

(d) Adopted structure plans, local area plans, built form frameworks for activity centres, Council strategies and *Plan Melbourne*.

(e) Amendment VC148:

(i) Amendment VC148 is part of the State Government's Smart Planning programme to reform and modernise Victoria's planning policy aimed at simplifying planning schemes, particularly the language, to make schemes more efficient, accessible and transparent.

(ii) VC148 was brought into all Victorian planning schemes on 31 July 2019. It introduced the *Planning Policy Framework (PPF)* which replaced the State Planning Policy Framework (SPPF) and intends to provide a means of better integrating Council's local planning policies into the overall policy structure. It is noted that Amendment C269 proposes to replace the existing Local Policy Planning Framework (LPPF) with the redrafted policy in the PPF format.

(iii) The PPF provides a thematic structure for policies and is standard across all Victorian Planning Schemes. Attachment 1 illustrates in light blue text where Yarra's local policies will sit within the thematic structure.

(iv) VC148 also provides a standardised format for policies that includes objectives and strategies and where necessary, policy guidelines. It removes 'application requirements' and 'decision guidelines'.

(v) The amendment also introduced a *Municipal Planning Strategy (MPS)* which supports, but does not form part of the PPF. It provides the policy foundation for the planning scheme and is a succinct statement of Council's planning and land use vision and directions.

(vi) Council Officers have worked closely with Department of Environment, Land, Water and Planning (DELWP) to ensure that the rewritten policies included in Amendment C269 have been prepared in accordance with the requirements of Amendment VC148.

4. Council sought 'authorisation' from the Minister of Planning to prepare and exhibit Amendment C269 on 26 November 2019. Council received a letter from the Minister of Planning granting 'authorisation' of the Amendment (subject to conditions) on 7 July 2020. Confirmation from DELWP to exhibit the documents was received on 14 August 2020.

5. Amendment C269 was publicly exhibited from 20 August 2020 to 4 December 2020 for 12 weeks in total (not including the 'pause' for Council elections).

6. A total of 424 submissions were received including:

(a) 394 from community members (280 of which were via a community webpage campaign);

(b) 12 from community groups;

(c) 2 from State Government departments;

(d) 4 from organisations;

(e) 3 from local councils, and

(f) 9 from representatives of landowners.

7. A number of the submissions raised similar issues or themes.

8. Twenty-nine (29) of the submissions received provided detailed, tracked changes (rewritten) versions of the exhibited policies.

9. Council is required under Section 22 of the Act to consider all submissions received during the exhibition of the Amendment.

10. Under Section 23 of the *Planning and Environment Act 1987*, after considering submissions which request a change to the Amendment, Council must:

    (a) Change the Amendment in the manner requested; or

    (b) Refer the submissions to an independent Planning Panel (set up by 'Panels Victoria'); or

    (c) Abandon the Amendment or part of the Amendment.

11. Council may also refer submissions which do not require a change to the Amendment to the planning panel.

12. It is important to note that Council is not able to make changes to the exhibited Amendment at this point in time. It is, however, recommended that Council support certain changes to the exhibited Amendment to form part of Council's submissions to the Panel in seeking that the Panel recommend adoption of Amendment C269 subject to the changes described in this report.

13. Due to the volume, complexity and the scope of changes requested (including highly detailed requests for rewritten policies), Council cannot resolve these differences to the satisfaction of all submitters.

14. Accordingly, it is recommended that Council refers all submissions, including the late submissions received up to the date of this report, to the Planning Panel, and request that the Panel recommend adoption of Amendment C269 with changes to the exhibited Amendment, consistent with Council's submissions, as informed by the recommendations in this report.

15. In response to submissions, officers have outlined the changes which it is recommended that Council should submit for consideration by the Panel. Council will then consider the Panel's recommendations on those matters, and any other matters raised by the submitters, at the next stage of the amendment process when it considers the Panel report.

Discussion

Considering the submissions to Amendment C269

16. Each submission has been considered in detail, however, the sheer volume of submissions presented difficulties for officers in responding to each submission individually. Given the similar themes and issues raised across the submissions, the process set out in the following paragraphs has been undertaken.

17. The issues raised in submissions have been summarised in table form using key 'Themes' and 'Sub-Themes' as headings (refer to Attachment 2 for the **Summary of Submissions** Table). The 'Themes':

    (a) are generally taken from the new format of the planning scheme introduced by State Government; and

    (b) were also identified on Council's C269 webpage as part of the exhibition of the Amendment (as a way of grouping together the policies that are included in the Amendment).

18. It has not been possible to summarise the submissions that included detailed requests for changes using tracked changes (rewritten) versions of the exhibited policies. These submissions essentially "rewrote" the relevant policy, attaching the submitters preferred version. These submissions have been identified in Attachment 2.

19. The issues raised in submissions (excluding detailed requests for changes to the proposed policies using tracked changes) have been responded to using the key 'Themes' and 'Sub-Themes'. Refer to Attachment 3 for the **Response to Submissions** Table. This Table identifies whether officers are recommending accepting a change, or no change, to the Amendment in response to the issues raised in the submissions.

20. To consider the 29 submissions that included detailed requests for changes using tracked changes (rewritten) versions of the exhibited policies, an *Assessment Criteria* was prepared to help assess whether to recommend accepting a change or no change to the Amendment in response to these submissions. Refer to Attachment 4 for the **Assessment Criteria**.

Key issues raised in submissions

21. Below is a summary of key issues raised in submissions. Due to the volume of submissions it is not possible to summarise all of the issues raised in the submissions in the body of this report. Refer to the key attachments 2 and 3 for further summaries of submissions.

Table 1 Summary – 'key issues raised in submissions'

Theme & Sub-Themes	Key issues raised in submissions
Activity Centres (*A number of the issues raised in submissions under the Activity Centres Theme, were linked to multiple Sub-Themes (for example: the issue related to Height/Built form AND Heritage AND Character within an Activity Centre*)	
Height / Built form	Examples of issues include: • Requests for mandatory building height limits. • 'Mid-rise' may be too high in heritage activity centres. • Concerned about the impact of 'mid-rise' and 'high-rise' development on the heritage and community feel of the area. • Transition policies need to be strengthened between activity centres and residential areas. • Need to maintain the village atmosphere - not want 'high rise' buildings. • Council needs to be clearer in articulating the precise extent of *urban change* in local neighbourhoods, especially those interfacing with key thoroughfares in activity centres and managing development along these sensitive residential interfaces.
Heritage and Character	Examples of issues include: • There needs to be well crafted neighbourhood character statements for all the activity centres. • Maintain human scale, diversity and vibrancy. • Need to protect heritage streetscapes, veranda's and heritage buildings. • Planning Scheme needs to ensure diversity of small shops rather than a move to larger less diverse complexes.
Transport / Traffic / Car parking	Examples of issues include: • Concerns regarding the impact of development on traffic, car volumes in side streets. • Object to having car access to the areas noted for moderate or incremental residential developments on rear or side laneways.
Boundary	Examples of issues include: • Does not support: - Stewart, Hoddle, Tanner and Wangaratta Streets being included in the Swan Street Major Activity Centre; - Swan Street MAC boundary should not be extended to include the Australian Knitting Mills complex just north of

	Richmond Station. - inclusion of Berry/Ramsden Street, Clifton Hill and Spensley Street, Clifton Hill within the Local Activity Centres; - the inclusion of the site at 582 Heidelberg Road, Alphington in the Alphington Activity Centre. • Redesignation of activity centres in the hierarchy of major, neighbourhood and local activity centres.
Environmental and landscape values	Examples of issues include: • Significant trees, street trees, avenues of trees, culturally significant trees, trees in parks should be registered and retained / maintained • Submissions include specific trees to be nominated under the planning scheme. • The Urban Forest Strategy is a major policy in Yarra and needs implementing through this scheme. • Prefer indigenous and native plants. • Protect river corridors
Environmental risk and amenity	
Interface and amenity	Examples of issues include: • Submission from the EPA with specific comments regarding proposed Clause 13.07-1L (Interfaces and amenity) and the proposed Guideline – *Managing Noise Impacts in Urban Development*.
	Example of issues include: • Construction noise – Suggest that Yarra adopt a policy of allowing only one noisy building/renovation project at a time in 500 metres of any residential dwelling. Suggests a policy of staggering them also.
Licensed venues	Example of issues includes: • Unable to see protections for long established bars and pubs.
Climate change	Example of issues includes: • Yarra's declaration of a Climate State of Emergency should be reflected in C269.
Flood management	Examples of issues include: • Flood management – Should not apply to outdoor additions such as decks or pergolas. • Increasing red tape for these important minor additions is overzealous.
Built environment and heritage	
Urban design	Examples of issues include: • Laneways need to be maintained, cleaned and retained. • Ensure that new developments do not overshadow parks and green spaces. • Overshadowing of public open space should be based on the winter solstice, not the equinox. • Supports Objective 17 of existing policy (Clause 21.05-2) that

	includes the stipulation that “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”.
Building design	Examples of issues include: • I have heard that Yarra Planning defines ‘moderate height’ as 14 storeys. I hope this is not true. 14 storeys is high. • Identifies the “ill effects” of high-rise buildings: noise levels of building and construction, blocks views and light, compromises the character of the area – large buildings dominate the feeling of the neighbourhood • Height impact on heritage character in size, scale and good design and overlooking. • Any development that borders a residential area should have much sterner height and setback restrictions than those on a main road (perhaps three storeys if next to existing dwelling). • Proposed guidelines should address the issues of height, setbacks, a variety of finishes, privacy, overshadowing, retention of street character and establish lower building heights for new development. • Pursue inclusion of ‘Universal Design’ and the ‘Liveable Housing Guidelines’ and develop a position on mandatory minimum accessibility regulations for Class 1a residential buildings and internal parts of individual Class 2 buildings. • Encouraging mid-rise development in Cremorne is inappropriate in the absence of specific built form guidance in the form of a Structure Plan, Design and Development Overlay or similar control.
Landmarks	Examples of issues include: • Requests for additional landmarks and additional primary views to be included. • Wording used in the landmarks section should be inclusive rather than exclusive. • Objects to the proposed 15.01-2L Landmarks and associated background document ‘Landmarks and Views Assessment – Ethos Urban – October 2019 (Specific reference to the Pelaco sign). • The implications of protecting the view lines to the Pelaco sign from the proposed vantage points has not been properly tested or assessed.
Heritage	Examples of issues include: • C269 should have clearly listed heritage objectives to preserve, restore and enhance the heritage of Yarra. • Exhibited 15.03-1L Heritage - this Clause requires meaningful objectives. • Concerns/requests for changes in terminology in proposed 15.01-1L Heritage – Lack of technical terms. • Need to protect the heritage and visual aesthetic of Yarra. • Need to preserve more than just façades. • Concerned about the lack of policy on veranda’s. • Views of our streets and lanes should ensure visibility of the

	heritage building against the blue sky. • Importance of laneways – love the heritage views from these laneways – those views need protecting. • Planning Scheme should include reference to the original owners of the land – the Wurundjeri.
World Heritage	Example of issues include: • Requests for additional content.
ESD	Examples of issues include: • Requests for additional / strengthened standards. • Requests to accept changes in terminology proposed by CASBE (this has also been requested in submissions by Local Councils).
Signs	Examples of issues include: • 15.01-1L Signs – current legislation appears to limit control of illuminated street signs due to the effect they have on drivers and road users. These can be placed in direct line of sight of residential developments, apparently with only limited control of the light pollution effects.
Housing	
Location of residential development	Examples of issues include: • There is too much densification of housing already and no further need for more. • There is potential to undermine State Policy that directs more intense development outcomes in Activity Centres. • Residential development should not be in local shopping strips. Industrial spaces would be more sustainable and a better option for residential development as they have less impact on shops and residential homes. • The strategic housing framework does not give any idea of the height and density of future developments. • Requests for reclassification.
Housing diversity	Examples of issues include: • Housing diversity policy has a narrow view of what types of housing diversity needs to be supported. Does not mention singles or couples. Nor does it note that many homes in Yarra already cater for families. • Size matters. Generous apartments designed for a single person through to families.
Affordable housing	Examples of issues include: • New developments with over 50 dwellings should include at **least** 10% of affordable housing. • The trigger for providing housing affordability should be lowered – i.e. 10 dwellings proposed.
Economic development	
	Examples of issues include: • (Cremorne – Site amalgamation) Clause 17.01-1L be amended by deleting the word 'consolidation' from the strategy '*encourage the consolidation and intensification of employment*

	land within Yarra's major employment precincts'. • Day/night diversity of shops and activities should include use above ground floor for additional shops, libraries, studios, residences etc. • There needs to be a focus on maintaining the arts culture and diverse art activities need to be supported (for example the Gertrude Street Projection Festival). • There appears to be no current requirement for commercial landowners to maintain their premises in a fit state when unoccupied for periods of time.
Transport	
	Examples of issues include: • The Department of Transport submitted that there should be additional reference to transport networks – Principle Public Transport Network (*PPTN*), Principle Bicycle Network (*PBN*), Bicycle Priority Routes (*BPR*) and Strategic Cycling Corridors (*SCCs*). • Recommends an additional proposed control: the incorporation of carshare conditions for new residential developments. Submission includes a specified rate. • Amendment should eliminate minimum car parking requirements and replace them with maximum car parking limits of 1 parking bay per 100m2 of building floor area. • Parking must be made available for residents so the elderly and disabled can park near their place of residence. • No excuse for new developments not to have extensive underground parking as a requirement to take the pressure off the streets. • Include rates for electric vehicles. • Main commuter trails need to be widened / improved shared paths and buildings need to be properly set back from pathways to ensure safe and unimpeded access for pedestrians and cyclists.
Infrastructure	
Open space	Examples of issues include: • There needs to be more open space and comprehensive management plans to support these important assets. This should include integrating any available and underutilised private parcels of land into the public domain. • Council must reject any and all sales, gifts or other "disposals" or "disbursements" of public lands or spaces to private entities. • There needs to be more mention of safety and provision for passive surveillance of open space in the proposed policy. • There needs to be more opportunities for green space to grow food and bring biodiversity back to our neighbourhood.
Development contributions	Examples of issues include: • It should be clear that where policies call for public realm improvements (e.g. footpaths or bicycle paths) it is in lieu of the Developer Contributions Plan Overlay (DCPO). • Infrastructure improvements should be mandated, and requirements clearly set out upfront. Local community should be

	involved in negotiating trade-offs and facilities.
Waste	Example of issues include: • Under Clause 19.03-5L Waste, request that waste and recycling facilities are sensitively and discreetly located so as not to negatively affect the streetscape.
Water sensitive urban design	Example of issues include: • Suggests that the policy be expanded to clarify how Yarra will integrate water sensitive design in the public realm.
Form and content	
	Examples of issues include: • Concerned about the key terms used in the built form policy elements of C269 – they are vague, ill-defined, meaningless. • (Concerns/requests for changes in terminology in proposed 15.01-1L Urban Design.) • Key terms should be clearly and explicitly defined and once this occurs it should be opened again for public consultation. • There should be an accompanying document – with well-illustrated set of guidelines in plain English to support the new policy. • Concerned about the numbering system of clauses.
Other	
	Issues addressed: • liveability; zoning; safe injecting room; consultation; specific property; and graffiti.

Proposed changes to the Amendment C269 recommended by officers to advocate as Council's position at panel

22. In preparing for the Planning Panel, Council should recommend what changes (if any) should be made to the exhibited amendment. In this regard, officers are seeking the Councils considered opinion on the submissions via this report.

23. It is important to note that any recommended changes need to arise from the submissions, or be in response to the submissions received.

24. Officers are proposing that the Council submission to the Panel include a number of changes to the exhibited amendment for specific consideration by the Panel in response to the submissions.

25. Attachment 5 outlines the preferred version of policies to advocate as Council's position at the Panel hearing. NB. The policies included at Attachment 5 are marked up to illustrate the 'post exhibition' changes.

26. Recommended changes, in response to the 29 submissions that included detailed requests for changes using tracked changes (rewritten) versions, are included in Attachment 5.

27. The recommended changes in response to other submissions (not track changes) are set out in Table 2 below. They are also summarised in Attachment 3 and are included in Attachment 5 (preferred version of policies).

Table 2: Recommended changes in response to submissions
(summarised in Attachment 3 and also shown in the marked up policies included in Attachment 5):

Proposed Clause No.	Recommended changes in response to submissions set out in Attachment 3
02.01 MPS - Context	Relocate the following in the proposed Clause 02.01 *MPS – Context*, as the first sentence: "*Yarra stands on the traditional lands of the Wurundjeri people*".
02.03	Include a statement in reference to the Climate State of Emergency declared by the City of Yarra in Clause 02.01 *Context* under the 'Climate Change' section.
11.03- 1L	Correct the error in the Swan Street Activity Centre Plan Map in Clause 11.03-1L *Activity Centres* to: • Include the Mixed-Use zoned land north of the Richmond Train Station in the Activity Centre boundary • Identify 'land subject to future strategic work' on the map as per adopted Swan Street Framework Plan in Amendment C191.
13.07-1L Interfaces and Amenity	In response to a submission from the EPA: • change Clause 13.07-1L *'Interfaces and Amenity'* as identified in preferred version of policies included as an attachment to this report; • changes to the *Guidelines - Managing Noise Impacts in Urban Development* as identified in Attachment 6. • consequential changes to the Noise and Vibration Considerations Discussion Report consistent with changes to the *Guidelines - Managing Noise Impacts in Urban Development.* Refer to Table 2 below for further 'other officer' changes.
15.01-1L Urban Design	Under the heading *'Development adjacent to a public open space'* alter reference from 11am to 10am: *Avoids overshadowing of public open space between 10 am and 2pm on 22 September*
15.01-1L – Urban Design	Replace the term '*adjacent'* in the section 'Development adjacent to land in a Heritage Overlay' with the word '*adjoining'*.
15.02-1L Environmentally Sustainable Development	Accept all track changes to the proposed policy *Environmentally sustainable development policy* submitted by CASBE.
15.03-1L Heritage	Add the following objectives: • To conserve Yarra's natural and cultural heritage. • To preserve the scale and pattern of streetscapes in heritage places. • To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.
15.03-1L Heritage	Changes to wording to clarify intent and ensure consistency as identified in the preferred version of policies in attachment 5.
15.03-1L Heritage	Under the heading *'Residential alterations and additions'*, insert the word 'minimum' before the words 'depth of two front rooms'.
15.03-1L Heritage	Under the heading *'New development, alterations or additions'*, include 'verandahs' as an element under the dot point *respecting the following*

	elements of the heritage place:…
15.03-1L Heritage	Under the heading *'New development, alterations or additions'* insert underlined: *Promote development that is high quality and respectful in its design response by:* • *Protecting and conserving the view of heritage places from the public realm (except from laneways, unless fabric visible from laneways is identified as being significant in the Statement of Significance for the place).*
15.03-1L Heritage	As a result of the above change, a consequential change is also required to the *'Demolition'* section of the policy. Insert the underlined words: *Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:…* • *The area of demolition is not visible from:* - *The street frontage (other than a laneway, unless the fabric visible from the laneway is identified in the Statement of Significance)…*
16.01-2L 'Location of residential development'	Redesignate land at 1 Turner Street Abbotsford from 'Minimal Change Area' to 'Incremental Change Area' as identified in preferred version of policies included as a separate attachment to the Council Report.
17.01-1L Employment	Delete the words '*consolidation and'* from the strategy '*encourage the consolidation and intensification of employment land within Yarra's major employment precincts*'.
19.03-5L Waste	Insert new strategy: *Where possible, encourage waste and recycling facilities are sensitively and discreetly located.*
General Form and content	The term 'scale' has been replaced with 'rise' where appropriate throughout the proposed policies. NB. Some submissions commented that the proposed numbering system of PPF is confusing and that a clear, non-repetitive numbering system is required so that statements can be easily identified. The numbering system of the Planning Policy Framework (PPF) is in accordance with the State Government's Smart Planning program. Council has acknowledged the issues associated with the numbering system and in December 2019, Council sent correspondence to the Department of Environment, Land, Water and Planning (DELWP) on this matter. Council should continue to advocate to DELWP on this matter and for it to be raised as part of a Planning Panel should a Panel be convened.

28. Officers alt is also recommended that Council submit that some other changes be made to the exhibited polices that have been identified in the process of considering the submissions and reviewing the exhibited policies. These changes are generally:

    (a) consequential changes (as a result of accepting the submissions), to ensure consistency through the new PPF;

    (b) minor changes that clarify the intent of the exhibited policies where, on review, it was apparent that the language could be improved to ensure all future stakeholders are clear on the intent; and

    (c) grammatical and formatting fix ups.

29. The other changes are outlined in Table 2 below. They are also shown in Attachment 5 as 'Other: Officer Change':

Table 2: **Other Officer Changes** (included in Attachment 5)

Proposed Clause No.	**Issue identified**	**Other recommended changes proposed by Council officers**
02.01	Context Grammatical error	In the *context section*, replace 'higher' with 'high' in relation to proportion of dwellings occupied by single occupants and families.
02.03 Strategic Directions	Under *Natural environment* the proposed policy does not specify what type of flora and fauna occurs along the water corridors.	Based on advice from Yarra's Biodiversity team (City Works & Assets), insert the word *"indigenous"* in front of *"…flora and fauna occur along the water corridors with other large reserves such as the…"*.
	Under *Climate Change* the proposed policy is too specific and needs to refer to all tree canopies.	Based on advice from Yarra's Environmental Management team, remove the word "s*treet"* from in front of "…tree canopy by 25%...".
11.03-1L Activity Centres	In considering the submissions relating to the mixed use land north of Richmond Train Station, it was brought to officers' attention that in relation to three sites to the east (493-497 Swan Street), an update also needs to be made to the Swan Street Activity Centre Plan to identify this land subject to future strategic work. This update is consistent with the recommendations of the C191 Panel and as per the final form of C191 adopted by Council.	Update the *Swan Street Activity Centre Plan* to identify three sites to the east (493-497 Swan Street) as 'land subject to future strategic work'.
12.01-1L Biodiversity	Under *Strategies* the proposed policy needs to clarify the strategy "*Support development that creates habitats for biodiversity with a balance of native and non-native species…*" - native species are preference over non-native.	Based on advice from Yarra's Biodiversity team (City Works & Assets), insert the following "(with a preference of native over non-native)" after "*Support development that creates habitats for biodiversity with a balance of native and non-native species…".*
	Under *Strategies*, the fourth strategy needs to be reworded as 're vegetate' is an obsolete	Based on advice from Yarra's Biodiversity team (City Works & Assets), replace the fourth strategy *"Restore and re vegetate existing habitats"* with the following *"Restore habitat*

	term.	*values"*.
13.03-1L Flood Management	The proposed objective needs minor language improvements to provide clarity.	Based on advice from Yarra's Engineering Operations team, replace the objective "*To reduce flood risk through the appropriate siting of development and use of flood resistance measures"* with the following: "*To manage the risk of flood through the appropriate siting of development and use of flood mitigation measures"*.
13.07-1L Interfaces and Amenity	Consequential changes required to Clause 13.07-1L Interfaces and Amenity in response to considering Submission 15 from the EPA.	Based on consultation with SLR consulting. Note: Based on consequential changes to the policy, changes are also required to the *Guidelines - Managing Noise Impacts in Urban Development* and the Noise and Vibration Considerations Discussion Report.
15.01-2L Landmarks	Under *Strategies* the word "*night time"* needs to be corrected (identified arising out of an issue raised in submissions).	Minor update to insert the hyphen in 'night-time'.
	An error was identified by officers' in Table 1 under *'primary views'* of the proposed policy in relation to the Skipping Girl Sign.	*"Victoria Street footpath, east side"* needs to be changed to *"Victoria Street footpath, south side".* This update is consistent with the recommendations in the background document Landmarks & Views Assessment (October 2019).
18.02-1L Cycling	Reference to *Built Environment Sustainability Scorecard (BESS)* includes the date (issue raised in ESD related submissions).	Delete the date of BESS so that the reference is consistent with the preferred version of the ESD policy.
18.02-4L Car Parking	Reference to *Built Environment Sustainability Scorecard (BESS)* includes the date (issue raised in ESD related submissions).	Delete the date of BESS so that the reference is consistent with the preferred version of the ESD policy.
19.02-6L1 Open space	Under *Objective*, an update to be made to ensure consistency with the heading of the policy (which is proposed to be updated in response to submissions).	Insert the word *"public"* in front of *"…open space and increase the quantity…"*.
Schedule to Clause 52.28 Gaming	In Table 1, an update to the name of the shopping complex - Richmond Plaza, Richmond, to reflect the redevelopment of the site (PLN11/0834).	In Table 1 Replace "*Richmond Plaza*, *Richmond"* with "*Richmond Traders, Richmond"*
72.04 Incorporated documents	The listed document "*Guidelines – Managing noise impacts in urban development, October 2019"* needs to be updated as a consequential change made through review of policy in response to Submission 15 from the EPA.	Replace *"October 2019"* with *"June 2021"* after "*Guidelines – Managing noise impacts in urban development…"*.
72.08	Reference to *Built Environment*	Remove "2015" after "*Built Environment*

Background documents	*Sustainability Scorecard (BESS)* includes the date (issue raised in ESD related submissions).	*Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE', …".*
	The listed document *"Heritage Policy – Industrial (GJM Heritage, 1 October 2019)"* needs to be updated to reflect the version exhibited on Council's C269 webpage.	Update so that the 15 October 2019 version is referenced.

Background and incorporated document discrepancies

Landmarks and Views Assessment

30. Amendment C269 proposes to include the *Landmarks and Views Assessment, October 2019* as a background document in the Planning Scheme. This version was an attachment to the report for the 26 November 2019 Council meeting, which resolved to seek 'authorisation' for the amendment.

31. Officers' have become aware that whilst this document was listed on Council's website during exhibition, two versions of the document were listed on DELWP's website (October 2019 and a November 2019 version). The differences between versions are minor in nature and do not raise any significant implications. They include:

    (a) general formatting adjustments;

    (b) minor grammatical or language improvements; and

    (c) clarification and correction of view lines to the Clock Tower of Dimmey's Swan Street, as follows:

        (i) wording correction of View 2 from *'North **East** corner of Stewart and Swan Streets Intersection'* to *'North **West** corner of Stewart and Swan Streets Intersection'; and*

        (ii) mapping adjustment of View 2 to accurately match the description of '*North West Corner of Swan Street and Yan Lane'.*

32. It is recommended that the October 2019 version be used as the Amendment progresses to Panel.

Yarra Industrial Heritage Policy, GJM Heritage

33. The report resolving to seek 'authorisation' for Amendment C269 included *Yarra Industrial Heritage Policy, GJM Heritage (1 October 2019)* as an attachment and proposed background document to the Planning Scheme. This version has been exhibited on the DELWP web page as part of the Amendment package.

34. It has come to officers' attention that Council's Amendment C269 webpage included the subsequent (final) version of the GJM report dated 15 October 2019 as a background document to the Planning Scheme.

35. The differences between versions do not have significant implications for the proposed heritage policy. The latest version (15 October 2019) includes:

    (a) general formatting adjustments;

    (b) grammar and language improvements for clarity;

    (c) clarification on the typical location of different industrial types;

    (d) updates to reflect Amendment C223 which affected land at 81-95 Burnley Street and 26 Doonside Street, Richmond ('rezoning' and introduction of an 'Environmental Audit Overlay, and a 'Development Plan Overlay' (DPO)); and

(e) updates to the discussion on heritage policy in the City of Melbourne as a consequence of a planning scheme amendment in the City of Melbourne and insertion of a new sub section describing application of policy for places graded as 'Individually Significant' or 'Contributory'.

36. It is recommended that the 15 October 2019 version be used as the Amendment progresses to Panel (Attachment 7).

Database of Heritage Significant Areas

37. Amendment C245 updated the existing incorporated document *'Appendix 8 – City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates',* to change the title to '*City of Yarra Database of Heritage Significant Areas'*. It was approved by the Minister for Planning and gazetted on 11 February 2021.

38. As a consequential change, the title page of the Incorporated Document, included in Amendment C269 should be updated at this stage of the Amendment. Note: the correct title is listed in the proposed schedule to Clause 72.04 *Documents incorporated in this planning scheme.*

Options

Section 23 of the Act – considering changes to the amendment

39. As said above, under Section 23 of the *Planning and Environment Act 1987*, Council must either:

(a) change the amendment in the manner requested; or

(b) refer the submission to an independent planning panel; or

(c) abandon the amendment or part of the amendment.

40. Due to the volume, complexity and the scope of changes requested (including highly detailed requests for rewritten policies), Council cannot resolve these differences to the satisfaction of all submitters. Additionally, as set out and detailed in Attachment 3 (**Response to submissions),** officers do not support a number of the changes sought by submissions and do not recommend that Council support those changes to the exhibited Amendment, for the reasons provided.

41. **Accordingly, it is recommended that Council refers all submissions, including any late submissions received up to the date of this report, to an independent Planning Panel and request that the Panel recommend adoption of Amendment C269 with changes to the exhibited amendment consistent with Council's submissions as informed by the officer recommendations in this report.**

42. When submissions are referred to the independent Planning Panel, all submitters would be given the specific opportunity to outline their submission to the Panel which would then make recommendations in a report to Council.

43. The Panel considers all submissions when making recommendations to Council about whether Council should adopt the amendment (with or without changes), or abandon the amendment.

44. The Panel's report and its recommendations would then be provided to Council with an officer report for its formal consideration. At that time, Council would then have three options under the Planning and Environment Act 1987:

(a) adopt the amendment as exhibited;

(b) adopt the amendment with changes; or

(c) abandon the amendment or part of the amendment.

45. It is noted that Council can choose to accept or reject a Panel's recommendations. Where it chooses not to accept the Panel's recommendation, it must provide justification to the Minister for Planning.

46. If Council chooses to adopt the amendment (with or without changes), it would then be sent to the Minister for Planning seeking approval and gazettal of the Amendment to bring the changes into the Yarra Planning Scheme.

Community and stakeholder engagement

Exhibition of Amendment C269

47. The report to the Council meeting on 26 November 2019 outlined the following requirements:

    (a) Section 19 of the Act requires Council to give notice to (among others) owners and occupiers of land it believes may be materially affected by the amendment;

    (b) The Act also requires Council to publish notice of the amendment in a newspaper circulating in the area (The Age) and in the Government Gazette. The amendment must be on exhibition for no less than one month; and

    (c) Where the affected number of owners and occupiers makes it impractical to notify all of them individually, Sections 19 (1A) and (1B) of the Act allow a Planning Authority take reasonable steps to ensure that public notice of the amendment is given in the area affected by the amendment. For Amendment C269, it was impractical to notify all 52,000 ratepayers plus occupiers across the entire municipality.

48. Instead of individual notification, strategic planning officers worked with the Council communications unit to develop a community engagement strategy to inform the statutory consultation. Council supported this recommendation at its meeting on 26 November 2019.

49. Amendment C269 was **publicly exhibited** from Thursday 20 August 2020 to Friday 4 December 2020, being 12 weeks in total (not including the pause for Council elections).

50. The **exhibition** included:

    (a) a purpose built Council webpage with a dedicated web page ensuring that information was clear and easy to understand. This web page outlined the Amendment using themes and included short videos and links to supporting documents;

    (b) amendment documents were available on the DELWP webpage;

    (c) notice of the Amendment was published in both *The Age* and the *Herald Sun*;

    (d) notice of the Amendment was also published in *Yarra News* in March 2020;

    (e) emails were sent to the Prescribed Ministers outlined in the *Planning and Environment Act 1987*, relevant government agencies and neighbouring Councils; and

    (f) email notification (on Wednesday 18 August 2020) was sent to over 300 key community stakeholder groups and individuals, including, but not limited to: resident groups, trader associations, housing organisations, members of the community that had expressed interest during previous engagements, community and volunteer groups, Yarra sporting groups, health and education organisations and Advisory Committees.

51. Council's communications activities on Amendment C269 were cognisant of people in the community who speak English as a second language and those that are more vulnerable, and included:

    (a) an email campaign to community and interest groups, including neighbourhood houses and CALD community groups, as well as housing and service providers;

    (b) radio announcements that Council produces about *Yarra News* stories, which are translated into four languages (Vietnamese, Greek, Turkish, Arabic) and aired on community radio stations 3CR and 3ZZZ;

    (c) video content on the webpage, designed to explain proposed changes in simple terms to those who have lower literacy levels or speak English as a second language;

(d) information on Council's corporate website with the Google Translate function available, and

(e) Council's Interpreter service, which is available for all Yarra projects.

52. During exhibition, officers continued to promote exhibition of the Amendment through a number of other channels including:

(a) Council's email newsletter to over 10,000 subscribers;

(b) emails to Yarra's Your Say subscriber list;

(c) further email newsletters to specific interest groups, including Yarra's Economic Development newsletter and Environment newsletter; and

(d) social media posts, including Facebook.

Heritage Advisory Committee (HAC)

53. The Heritage Advisory Committee (HAC) Delegates Report (18 August 2020) recommended the following to Council:

(a) Planning Scheme rewrite: Landmarks Policy and Yorkshire Brewery

Members agreed that the view to the Yorkshire Brewery and the Royal Exhibition Building Dome should be included as part to the Landmarks Policy.

54. At its meeting on 18 August 2020, Council resolved to note the Delegate's Report and to consider the HAC advice.

55. The HAC Delegates Report (4 May 2021) included as advice to Council:

(a) In recognition of the significance of the Tanner Street industrial area and the threat posed by the possible extension of the Swan Street Major Activity Centre boundary to that significance, that Council be advised to abandon this part of Amendment 269.

(b) In view of the lack of clarity about the extension proposal in the exhibited material for Amendment 269, should the Council wish to continue with the proposed boundary extension, Council be advised that this should be included in a separate amendment and be exhibited accordingly.

56. At its meeting on 4 May 2021, Council resolved to note the Delegates Report.

Policy analysis

Alignment to Council Plan

57. Amendment C269 implements strategies for *Liveable Yarra* in the current Yarra *Council Plan 2017-202*, including:

(a) 4.1 Protect Yarra's heritage and neighbourhood character;

(b) 4.2 Actively plan for Yarra's projected growth and development and advocate for an increase in social and affordable housing;

(c) 4.3 Plan, promote and provide built form and open space that is accessible to all ages and abilities; and

(d) 4.5 Encourage and promote environmentally sustainable building, urban design, place-making and public realm outcomes.

Climate emergency and sustainability implications

58. The revised local polices in the Amendment have a stronger focus on reducing the impacts and mitigating the impacts of climate change within the ambit of planning scheme discretion.

59. The Amendment supports the actions of the *Yarra Climate Emergency Plan 2020-2024,* including providing a sound strategic basis for the future introduction into the Yarra Planning Scheme of zero carbon standards for new commercial and residential developments.

Community and social implications

60. The revised local policies are clearer about directing growth to Activity Centres, major regeneration areas and major employment areas than the current scheme. This clarity will help people understand how Council's vision for growth will be managed in the built environment.

61. The implementation of Council's *Housing Strategy* through the various housing policies will promote more diverse housing to support a range of household sizes and forms and provide the potential for affordable housing to be provided.

Economic development implications

62. The proposed policies align with the *Economic Development Strategy 2020 - 2025* in particular:

    (a) *Strategy 2: Retaining and growing Yarra's employment precincts and unlock economic development opportunities through strategic planning process and Action:*

        by preparing planning controls for guiding development in Yarra's activity centres that support predictable decision making.

63. The economic policies seek to maintain and grow employment in Yarra's major employment precincts. They protect employment land by maintaining zoning that supports commercial activity and seek to make employment areas attractive to existing and future businesses by encouraging public realm improvements and pedestrian movement.

Human rights and gender equality implications

64. There are no known human rights implications anticipated from the amendment.

65. The amendment complies with the *Victorian Charter of Human Rights and Responsibilities Act 2006.*

Operational analysis

Financial and resource impacts

66. The costs associated have been anticipated and included in the City Strategy budget, which includes statutory fees and costs associated with the Planning Panel process.

Legal Implications

67. The approach outlined in this report accords with Council's obligations under the *Planning and Environment Act 1987.*

Conclusion

68. Amendment C269 has been framed out of the formal *review* of the Yarra Planning Scheme, the 'Liveable Yarra' processes, significant strategy development (including the adopted *Housing Strategy* and *Spatial Economic Employment Strategy*), and the various rewrite processes in accordance with the State planning framework and guidelines of planning scheme amendments.

69. It is a proposing a major update of the Yarra Planning Scheme - it embodies a great deal of work over many years by the Council.

70. It proposes to introduce rewritten and updated local planning policies into the Yarra Planning Scheme - it has been prepared in accordance with the new *Planning Policy Framework (PPF)* introduced as part of the State Government's Smart Planning initiative.

71. The Amendment is currently in the middle of the statutory framework processes under the Planning and Environment Act for changes to a planning scheme. The Amendment needs to be concluded via the formal 'due processes' of the planning scheme amendment stages and milestone steps.

72. Exhibition of Amendment C269 ran from 20 August 2020 to 4 December 2020 for 12 weeks in total (not including the pause for Council elections). A total of 424 submissions were received relating to a range of issues and themes. A number of the submissions provided also detailed suggested tracked changes (rewritten) versions of the exhibited policies.

73. Council is required under Section 22 of the Act to consider all submissions received during the exhibition of the Amendment.

74. Under Section 23 of the *Planning and Environment Act 1987*, after considering submissions which request a change to the Amendment, Council must either:

    (a) change the Amendment in the manner requested; or

    (b) refer the submissions to a planning panel; or

    (c) abandon the Amendment or part of the Amendment.

75. In response to submissions, officers now recommend certain changes to the exhibited amendment.

76. These recommended changes are identified in the **Response to Submissions** Table (Attachment 3) and in the **Preferred version of policies** (Attachment 5) attached to this report.

77. The balance of the issues raised in submissions received adopt a variety of alternative positions which Council cannot reconcile, or which officers do not support; - therefore all submissions should now be referred to an independent Planning Panel which is the normal process for a Planning Scheme Amendment.

78. An independent Planning Panel (via Panels Victoria) will enable all persons who wish to be heard with a dedicated time to express their views, opinions and requests to the Panel who will then analysis all submissions, and provide an independent report to the Council with recommendations for the formal consideration of the Council.

79. The Directions hearing for the Panel process is set for 9 August and the 3-4 weeks of hearing already set for late October (pre-set as a requirement of the Panel Victoria processes).

80. Once the Panel report is received by Yarra City Council (anticipated possibly late December 2021), officers will then prepare a further report to the Council for consideration (anticipated say March 2022). The officer report will outline the Panel report and recommendations and make comment for Council consideration.

81. Council will then determine its position on the various aspects of Amendment C269 and then determine a way forward – and desirably seek the approval of the Council position by the Minister for Planning.

82. If the Minister for Planning approves Amendment C269 (with or without changes), then the Amendment provisions then become part of the formal Yarra Planning Scheme.

83. It is also noted that ‘other’ Amendments to the Yarra Planning Scheme are possible into the future; and some are already partly through the formal process (e.g. various Design and Development Overlays) and others are mooted (e.g. Zero Based Carbon Development provisions) or about to be commenced.

84. The officer recommendation on Amendment C269 is that all submissions be now referred to an independent Planning Panel with a Council position to enable Council advocates to present to the Panel and for submitters to be heard by the Panel.

RECOMMENDATION

1. That Council:

   (a) receives, notes and formally considers all submissions received in response to the exhibition of Amendment C269;

   (b) notes and endorses the officer response to the issues raised by the submissions as outlined in the report and Attachment 3;

   (c) requests the Minister for Planning to appoint an independent Planning Panel to consider all submissions referred in relation to Amendment C269 in accordance with Section 23 of the Planning and Environment Act 1987;

   (d) refers all submissions, including late submissions received up to the date of this report, to the Panel;

   (e) endorses the recommended changes to Amendment C269, including the Preferred Version of Policies, background documents and incorporated document as outlined in this report and Attachments 3, 5, 6, and 7 for the purposes of Council's advocacy position before the Planning Panel;

   (f) adopts as its submission to the Panel the position of support for Amendment C269 with changes as identified in (e) above;

   (g) writes to all submitters to advise of Council's decision to proceed to Panel;

   (h) endorses changes to the Guidelines – Managing Noise Impacts in Urban Development, June 2020 as identified in Attachment 6;

   (i) delegates to the officers to update Noise Discussion Paper to address consequential changes consistent with the Guideline – Managing Noise Impacts in Urban Development, June 2020;

   (j) delegates to the officers to make minor updates to the Preferred Policies identified in Attachment 5 generally consistent with the information in this Council Report and attachments for the purpose of Panel; and

   (k) notes that officers will provide a further report to Council after the Planning Panel report is received from Planning Panels Victoria to enable consideration of the Panel's recommendations and Amendment C269 by Council.

Attachments

1⇩ Attachment 1 - Local policies in PPF structure

2⇩ Attachment 2 - Summary of Individual Submissions Table

3⇩ Attachment 3 - Response to submissions table

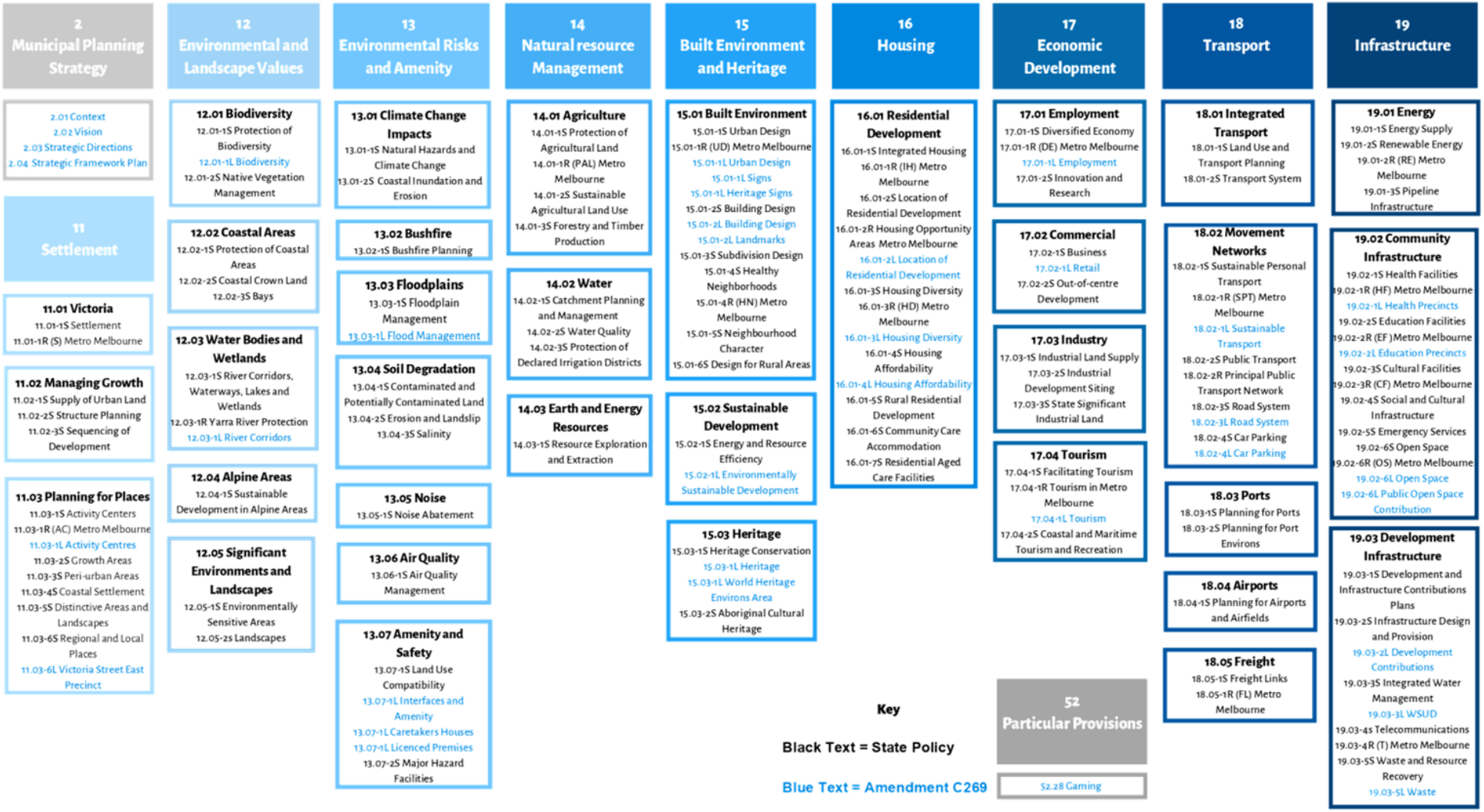
4⇩ Attachment 4 - Assessment Criteria Table used to assess submissions

5⇩ Attachment 5 - Amendment C269yara - Preferred Version

6⇩ Attachment 6 - Noise Guidelines City of Yarra - Tracked changes

7⇩ Attachment 7 - Yarra Industrial Heritage Policy 15 October 2019

Attachment 1 - Attachment 1 - Local policies in PPF structure



Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Summary of individual submissions
Amendment C269 – Rewrite of Local Policies

The following table provides a summary of the individual submissions received to Amendment C269.

To comply with the requirements of the Planning and Environment Act 1987 and Privacy and Data Protection Act 2014 (PDP Act) Council has removed all personal information regarding a submitter (including their name) from the table below because this table will be published online as part of the Council report. Submitters can contact a strategic planning officer to find out their particular submission number if necessary.

Sub no.	Interest	Summary of Submission
1	Community member	<u>Economic Development</u> • Can't see covered in C269 but is an ongoing concern – number of retail street level premises which remain empty and are in derelict conditions – including extensive litter, graffiti, post bills attached, broken windows, dirty and filthy conditions. • Appears to be no current requirement for commercial landowners to maintain their premises in a fit state when unoccupied for periods of time. • Creates huge impact on neighbouring owners, tenants and residents. • How can this be incorporated to ensure responsibility on owners and developers for the up keep of their buildings? Needs to be incorporated into planning and building controls.
2	Community member	<u>Built Environment and Heritage</u> *Building Design* • Blocks of flats continually being built- now resemble a ghetto. <u>Transport</u> • Suggests a need to increase frequency of trams with all these extra thousands of people. More trams will keep people moving.
3	Community member	<u>Activity Centres</u> *Height/built form* • Seeks mandated height limits on Nicholson Street. Recommends mandated limits should not enable a single storey heritage building to be subject to an application of that upper limit. • Seeks Council's rectification of contradictions between provision in the planning scheme affecting adjoining buildings/street frontages in Nicholson Street.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Existing Clause 21.05-2 – developments within an activity centre should be no more than 5-6 storeys whereas Clause 32.09-10 – height limit is 9 metres to a maximum of 2 storeys. This conflict must be resolved in C269. • Mandated height limits must apply to new developments in Nicholson Street, including front and rear setbacks, overall height, mandated transition in heights between adjacent sites with conflicting/duplicate zoning.
4	Community member	<u>Transport</u> • Submission relates to Cremorne. • Efficient and accessible public transport infrastructure plan (ie additional railway station) is needed for planning for this precinct. • Cremorne workers/residents need more efficient direct access to this fast growing precinct. • Attended earlier public forum and made specific suggestion to investigating the re-establishing of the Cremorne Railway Station at the intersection of the southern side of the existing railway bridge crossing and Balmain Street Cremorne. • Obviously State Government will need to be lobbied by Council to activate and fund this new station proposal – hence the necessity for Council to specifically investigate and highlight this initiative in its future Infrastructure Planning Policy. • Appears to be Vic Rail owned adjoining land- to assist Govt funding a joint Council and State Govt agreement could be reached to sell/lease air rights directly above and adjoining the site (identified in the submission). • C269 – no reference about investigating this much needed infrastructure and yet you refer/support Epworth Hospital, ACU, St Vincents Hospital Precincts? • Why hasn't this significant growth precinct been highlighted in the Strategic Framework Plan as a major current/future employment precinct?
5	Community member	<u>Other</u> *Safe Injection Room* • Since the Safe Injection Room was introduced, drug dealing and "shooting up" has increased and no longer feel safe in the neighbourhood. • Would like a clear statement of the policing policies in the area around the facility. • It is not sufficient to be told that clean-ups of syringes have increased – this only acknowledges that there are more needles in the streets.
6	Community member	<u>Activity Centres</u> *Height/built form* • Questions how the north side of Swan St between Burnley and Stawell St has had approvals for such greater height limits as per 439-441 Swan St. • Questions why 10-storeys was approved on such a small footprint.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Given that there is a narrow laneway between that building and the residential buildings behind, the scale between 3 storey residential buildings and a 10-storey office building is ridiculous. • Last time there was opportunity for input was in the draft Swan St plan some years ago –languished with no attention from council. Now we are seeing the 5 storey proposed height then suggested, doubled. • The south side of Swan St was the proposed higher development space around the train station. – It was proposed for 7 storeys when we were approached for input. – Accepts greater development along there but notes loss of solar access in Madden Grove if 14 storeys is approved.
7	Community member	<u>Activity Centres AND Built Environment and heritage</u> *Building Design AND Height/built form AND Heritage* • Notes the current Planning Scheme contains little specific height limits, but rather a series of suggested heights which at times are in conflict with the vision of protecting heritage areas. Notes that existing Clause 21.05-2 currently indicates development in an activity centre should generally be no more than 5-6 storeys. • The conflict – Nicholson Street North is included in an HO. However, the west side of Nicholson Street Carlton North is also zoned C1z and I understand in an activity centre which allows for much higher buildings to be constructed in what is a heritage area with potential to dominate height wise the heritage homes behind any such development. • Submits that height limits (maximums) should be included in the amendments to the Planning Scheme for any new development on the west side of Nicholson Street Carlton North and at a reduced level that allows transition in height between commercial buildings in Nicholson Street and heritage home behind. Maximum number should be no more than 3 storeys.
8	Community member	<u>Activity Centres</u> *Height/built form AND Heritage AND Character AND Transport/Traffic/Car parking* • Specific reference to Carlton North. • Return the rights to the people and all the Rate Payers in Yarra rather than to Developers and reduce the over balanced focus on money. Eg. Developers wanting to build a 7 storey apartment block – how does that enhance the character and heritage of the city? • Be more congruent with character and heritage by ensuring all street works and roadworks are done in heritage style rather than a mix of non heritage in one street then heritage in another. • Appalling to live in a street such as Station Street with such a lack of character and heritage. • Another example of reduction in character and heritage – speed humps and gutter that are not heritage style. • Concerted effort to stop, restrict, reduce the continually increasing non residential traffic moving or 'rat running' through local streets. This amount of traffic through the local streets was never the character of for example Carlton North.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
9	Community member	Other *Consultation* • Believes that Council will need to tackle development going into the future with a multi-layered approach. Be prepared for more community consultation, listen to what they need and continue to support. Infrastructure *Open Space* • Suggests C269 to consider providing more pocket parks for those living in high-rise developments. Use these spaces as venues for small neighbourhood concerts (Brisbane Festival example).
10	Community member	Activity Centres *Transport/Traffic/Car parking* • There is a need to offer an integrated approach to planning. We see Zones being changed from Warehousing Zone 3 to Commercial 1 or 2. This has resulted in medium density dwellings built. However, there have been inadequate street parking to sustain these developments. • There is a need for 3-bedroom apartment units to be built with a 2-carspace and the 1 or 2-bedroom units with at least one car space. Needs to be a proportionate amount of Visitor Car spaces on-site too – frees up street parking. Other *Graffiti* • Graffiti is making Yarra look like ghettoes. Needs to be cleaned ASAP to discourage tagging. Especially in skate parks, public parks and toilets. Makes these places feel un-safe. Transport • With the growth in population, there is a need for the East-West Link. It is a liveable and clean strategy. Built environment and heritage *Building design* • Medium density housing needs greenery too. Recommends this is a mandatory part of the new design. Housing *Location of residential development* • There is too much densification of housing already and no further need for more.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
11	Community member	Activity Centres *Height/built form AND Heritage AND Character* • Perplexed that C269 does not protect the integrity of the inner suburbs such as North Carlton. • Thoughtful considerations need to be made for: - Height limits for new buildings in Nicholson Street. - Height limit for the street wall in Nicholson Street. - How far a building in Nicholson Street should be set back above the street wall and from neighbouring properties at the rear. • Requests a statement that limits the height of new buildings and alterations to existing buildings, especially in Nicholson Street North Carlton, so to protect the heritage of North Carlton (HO326). • Discrepancy at Clause 32.09-10 (NRZ) and Clause 21.05-2 (reference to 5-6 storeys). Unacceptable as the 5-6 storeys does not protect the heritage of North Carlton which it is supposed to. Nicholson Street included in HO and at the same time zoned C1Z. This creates a conflict in that commercial buildings can be constructed in Nicholson Street whilst at the same time it is included in a HO. • Fabric of North Carlton is its heritage. History of North Carlton is its value. • Tall buildings are out of place from all angles in North Carlton. • Strongly encourage Council to incorporate height limits in Nicholson Street that protect the heritage homes of North Carlton.
12	Community member	Built Environment and Heritage *Heritage* • Comments relate to verandahs. • Member of Heritage Advisory Committee (HAC) – contributed input into the draft revised Heritage policy. • Feels that matter of street verandahs has not received sufficient attention in the draft so far. • Notes that many heritage street verandahs are attached to former small commercial buildings and shops which are now categorised as residences. This scenario needs to be addressed. Particularly important are corner verandahs in North Carlton and elsewhere. • Crucial that Yarra has a positive policy on the reinstatement of original verandahs to new developments behind original heritage buildings. • Also comments on the reconstruction of street fences. Submission includes detailed tracked changes to proposed Clause 15.03-1L Heritage.
13	Community member	Activity Centres *Character AND Boundary* • Opposes the inclusion of Berry/Ramsden Street, Clifton Hill and Spensley Street, Clifton Hill within the Local Activity Centres. Reasons:

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		– Queens Parade is the primary shopping area for the residents of this area. Queens Parade is suffering from the general decline in retail activity and needs to be significantly supported. Promoting retail in the minor areas of Berry/Ramsden and Spensley Street undermines Queens Parade. – The Berry/Ramsden and Spensley Street area is well within a 20-minute walk to Queens Parade and so Queens Parade can provide local convenience for the local residents. – The area surrounding the parts of Ramsden and Spensley Streets is predominantly residential in nature and the entire area should be treated and viewed as a residential area not as a retail area. The nominal number of shops it contains can continue to operate and serve the residents due to their planning zoning and even without mixed use/commercial zoning with the benefit of non-conforming use protection. Retail should not be overtly encouraged in such a residential area. – The Berry/Ramsden and Spensley Street areas, due to their almost entirely residential nature, are not appropriate for retail activities which reduce the amenity of the local area. Any increase in retail (particularly in evening activity) would risk reducing local residential amenity by creating noise and car parking issues. – A number of the buildings identified by the Local Activity Centre Plans have already been converted to residential use, further emphasising the residential nature of the area and the lack of any necessity to expand retail activity. – There are other shops in this area which are not identified in the Local Activity Centre Plans relating to Ramsden and Spensley Streets. These shops are in Spensley Street further away from the station and in Roseneath Street and Noone Street and could be adversely impacted by any promotion of the retail premises in the Ramsden and Spensley Streets areas identified in the Local Activity Centre Plans • The language in the Strategies section is wide and its unfettered application to the Berry/Ramsden and Spensley Streets Local Activity Centres is inappropriate and creates ambiguity. • Suggests if Berry/Ramsden and Spensley Streets are retained within the Local Activity Centres, the language in the Strategies section needs to be clarified and amended so that it doesn't permit wide application of inappropriate activities in this residential area. • Suggests amendments to the Strategies section: – The wording should make it clear that the only activity encouraged and supported in the Berry/Ramsden and Spensley Streets Local Activity Centres is local convenience retail. – Night-time economic activities and workplace offers should not be encouraged/promoted. – Given the residential nature of the area, any housing or commercial building proposals should be considered from a residential perspective, not a commercial perspective.
14	Government agency *(Department of Transport)*	<u>Activity Centres</u> *Transport/ Traffic/ Car parking* • All Activity Centres in Clause 11.03, with tram corridors, should include the policy objective that is included in the Swan Street Activity Centre Plan: 'to ensure that vehicular access to development does not adversely impact the level of service, efficiency, and

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		safety of the arterial and tram network. Left in left out vehicle access should be considered where access is proposed along the Principal Public Transport Network'. • Also submitted that left in left out access be encouraged if a crossing is required along a tram corridor. <u>Transport</u> • Clause 2.03 – may be of benefit to reference the PPTN – Principle Public transport Network. • Clause 18.02-1 – may be of benefit to reference the Principle Bicycle Network (*PBN*), Bicycle Priority Routes (*BPR*) and Strategic Cycling Corridors (*SCCs*).
15	Government agency *(EPA)*	<u>Environmental risk and amenity</u> *Interface and amenity* • EPA generally supports C269. However recommends that Council consider specific comments in relation to the Guideline – Managing Noise Impacts in Urban Development. • Clauses 11.03-1 (Activity Centres) and Clause 11.03-6L (Victoria Street East Precinct) have identified former industrial precincts and/or sites for potential future residential and/or open spaces units. EPA reminds Council of the risk of potential contamination from former industrial sites. Importance of Ministerial Direction No. 1 – Potentially Contaminated Land. Ensuring an adequate level of environmental assessment is undertaken as early in the planning process is crucial. • Clause 13.07-1L (Interfaces and amenity) – supports this clause and its objectives. - References to SEPP-N1 and SEPP-N2 – EPA notes that Government intends that by 1 July 2021, the *Environment Protection Act 1970* will be replaced by the *Environment Protection Act 2017* as mended by the *Environment Protection (Amendment Act) 2018*. • Guideline – Managing Noise Impacts from Urban Development: - Changes expected in 2021 to the Environment Protection Act 1070 – it is recommended that Council review and revise their guideline which the new legislation and related changes take effect. - Concerns with the wording 'design targets'. Wording such as 'highest (guideline levels' may be more appropriate. - Guidelines could be more explicit in promoting building siting and internal lay-out as the primary considerations to minimise or otherwise reduce noise exposure. Provision of enhanced acoustic insultation of the façade should then be considered. - Instead of referencing the NSW Development Near Rail Corridors and Busy Roads – interim Guideline – should refer to the planning practice note PPN83. - Section 5.4 – not clear that a masking system based on L90 will mask low frequency bass music noise. Noise masking is not appropriate in all situations. - Section 6.1.4 – adopting this guidelines would mean that new outdoor patron areas could cause online sleep disruption for existing residences living nearby. - Section 7.1.2 – should specify where this noise is to be assessed - Guideline design level is considered too high. - Bibliography should include the relevant VCAT cases and references for terms acoustic rating curves.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
16	Organisation *(CASBE)*	Built environment and heritage *ESD* • Best Practice Definition – Recommends that the *Strategies* section of the policy be rewritten from the current exhibited version to a revised version to reference best practice in the body of the policy. Remove the reference to 'minimising environmental impacts'. • Background Documents – Recommends that the publication date for BESS be removed. • Sunset Clause – Strongly recommends that the sunset clause wording change from 'comparable' back to 'equivalent'. Submission includes detailed tracked changes to proposed Clause 15.02-1L Environmentally sustainable development.
17	Local council *(Moreland City Council)*	Built environment and heritage *ESD* • Strongly suggests that C269 be modified to reflect CASBE resolved translated Clause 15.02 – Environmentally Sustainable Design to maintain a consistent framework within the planning system across Victoria. CASBE resolved translated Clause 15.02 attached. Submission includes detailed tracked changes to proposed Clause 15.02-1L Environmentally sustainable development.
18	Community member	Form and Content • Subject to VPP requirements for formatting policies, a clear, non-repetitive numbering system is required so that statements may be easily identified. • Many strategies are to be implemented by zones, overlays and particular provisions elsewhere in the planning scheme – the link between strategies and the means of implementation is not always clear (ie SBO has been applied to implement the first 3 strategies of Clause 13.03-1L Flood Management). Rather than the generic term 'flood resistance measures' the objective could name the overlay. • The text of the amended policies often does not match the intent of the re-write as set out in the Explanatory Report. Ie there is little consistency in the overshadowing increase tests for public open space whereas the Explanatory Report says the test will be the winter solstice. Other *Zoning* • The policy updates should not introduce any 'de-facto rezoning', such as treating land that is zoned Mixed Use but located within an activity centre boundary, the same way as land zoned Commercial. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
19	Community group *(Streets Alive)*	<u>Transport</u> • Recommends the amendment should eliminate minimum car parking requirements and replace them with maximum car parking limits of 1 parking bay per 100m2 of building floor area. • Problems with car parking minimums: – Increased peak hour congestion – Increased cost of housing – Increased cost of goods and services – Increased carbon emissions – Hazards for pedestrians and cyclists. <u>Form and Content</u> • Submission outlines support for specific clauses and statements within clauses. <u>Environmental and landscape values</u> • Clause 02.03 Strategic directions – increasing the street tree canopy – target could be higher e.g. 100% increase by 2040 instead of only a 25% increase.
20	Community member	<u>Built environment and heritage</u> *Building design* • Extremely concerned with the large apartment developments which are being built in Richmond. • Specific reference to the Lily Garden Development at 171 Buckingham Street – greatly impacted on the neighbourhood. • We do not want high rise buildings in our residential streets.
21	Community member	<u>Built environment and heritage</u> *Building design* • Specific reference to North Fitzroy. • Need to take on a combative stance so that you do not become overshadowed or crowded out by developers or large corporations who will ultimately ruin the charm and historic features of the area that are the very things that attract new residents. • It is about time that Yarra Council comes up with a negotiated strategic plan that bans any building over 4-5 storeys high.
22	Community member	<u>Activity centres</u> *Height/built form AND Heritage AND Character* • Specific reference to Clifton Hill/Fitzroy area. Highlights character, charm, historical significance. • Allowing multi storey development in residential areas and along local shopping strip frontages will forever impact the historical significance of the area.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Local shopping strip precincts, particularly Queens Parade, are a surviving example of the visual feast of heritage listed buildings of 1800's and early 1900's and must be retained. • 189 Queens Parade and Viola Cottage at 193 Queens Parade, Clifton Hill are the oldest homes in this area and should be protected/ not affected from overshadowing by multi storey development above and behind them. • No multi storey developers permitted in our shopping strips. Can't understand Council permitting 4 storey development between Gold and Turnbull Streets, Clifton Hill – particularly due to the historical significance of the buildings affected. • Community is the heart, the local shopping village is the hub. Help up protect that. <u>Built Environment and Heritage</u> *Heritage AND Urban design* • Would like to see all verandahs at the front of the shops reinstated. • Laneways used for waste collection not access points for multistorey, multi traffic. Use of laneways for local residents only and should be protected and maintained int the future rather than monopolised by developers to the detriment of local residents. • Our beautiful parks and gardens are extensively utilised by the residents. Concerned about overshadowing by multistorey developments. Privileged to see unobstructed views and blue skies without impediment and should be able to continue to enjoy. • Apartments and high-rise buildings adjoining residential homes, result in high density living, overcrowding, increased traffic implications and overshadowing. • Should be experience our history visually. Community does not want apartments as their neighbours. • Overshadowing is a real problem impacting residents caused by high rise development. • Seek Council's support in protecting our history.
23	Community member	<u>Activity Centres AND Built Environment and Heritage</u> *Height/built form AND Building design* • Specific reference to 15.01-2L Building design – "ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme. Ensure that new development reflects the predominant low-rise character of the area except in the areas below: …" • Notes that all land on the corners of Scotchmer Street and St George's Road is classified as an activity centre. Adamantly and strenuously object to development being permitted that is in contrast to the low rise adjoining properties in that precinct where all constructions are between 1 and 4 storeys. • Wording of this amendment gives no guidelines or constraints. New development in these activity centres should not be permitted to exceed 4 storeys and that needs to be states within this policy. • Suggested changes: - Prescriptive height limits applied to these exceptions ie limit of 4 storeys and/or 16 metres above road level.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		- Prescriptive requirement for designated open/green space ie 50% of land area including provision for passive surveillance in the design. - Alignment of this policy intent with the statement "ensure shopping centres or internalised mall developments provide active street frontages, a pedestrian interface and integrate with their surrounds in terms of design, layout and movement" in Clause 17.02-1L. - Alignment and reference to "Assessing New Development in an Historic Context" – page 33-35 of Residential Heritage Policy Review, Context. - Alignment with heritage policy. <u>Transport</u> • Unable to locate any reference to the requirement of development to take into consideration as part of their proposed development/operations – the use of residential streets to conduct businesses for activities such as delivery truck routes. • Suggested change: Use of residential street s is prohibited by businesses for activities such as delivery truck routes. As per Clause 13.07-1L Interfaces and amenity - a condition or information provided by the developer/landowner for a proposed development that incorporates retail, needs to address/how it will be managed so that it doesn't affect or impact residents located in the surrounding residential area.
24	Community member	<u>Activity Centres</u> *Height/built form* • Does not believe that 14 storeys is mid-rise. Mid-rise should be six storeys. 14 storeys might be ok in some places, not in shopping strips like Queens Parade or even the Spensley Street corner shops.
25	Community member	<u>Activity Centres</u> *Character AND Height/built form* • Resident of City of Darebin. • Because Heidelberg Road is the border that delineates Darebin and Yarra, C269 is likely to have a significant influence on what happens on the Darebin side. • Concerned about overdevelopment. • Fairfield Alphington area has a significant history – important that this history be preserved for future generations to enjoy. - Lower density developments should be considered near this heritage precinct. - Future development should not overshadow our parks and waterways. - Future developments should not form a shadow block over the residences in Park Crescent. - Future developments should be reduced in their height and density – restrict to four stories. <u>Built Environment and Heritage</u> *Heritage*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Reference to City of Yarra Heritage Gaps: An Overview (Graeme Butler 2004) – suggested that there were significant trees and sites in Yarra Bend Park which should have been protected in a heritage overlay. <u>Housing</u> *Location of residential development* • Reference to 16.01-2L Location of residential development – strategic housing framework plan – Fairfield and Alphington. Strategic housing framework with its coding of minimal, incremental, moderate, high change and non-residential/uncategorised does not give us an idea of the height and density of future developments. • Strategic plan for Fairfield and Alphington: - entire south side of Heidelberg Road from Austin St through to Panther Place is coded non-residential/uncategorised – probably commercial development. Impact on Park Crescent (minimal change area and eastern side of heritage listed Fairfield Park). - Area coded blue on the south east corner of Fairfield Park (proposed Porta Development). Coded moderate change. Reference to 2020 proposal. <u>Transport AND Built Environment and Heritage</u> *Urban design AND Building design* • Main commuter trails need to be widened and improved to cater for a greater population. • Buildings need to be properly set back from pathways along the Yarra River and Parklands to ensure safe and unimpeded access for pedestrians and cyclists. • Supports planning policy that would ensure developments achieve carbon neutrality.
26	Community member • Submitted via Do Gooder Campaign	<u>Housing</u> *Location of residential development* • Would like to see a reduction in any further density of housing. Once the current approved high rise dwellings have been built in Queens Parade and Gasworks sites, the liveability of surrounding areas will be adversely affected. Area cannot cope with any more. <u>Infrastructure</u> *Open space* • Current usage of Edinburgh Gardens is an example of overuse of outdoor areas. Need an alcohol free Edinburgh Gardens for this summer. <u>Built Environment and Heritage</u> *Heritage*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Retention of heritage areas for future generations is important – reference to Alfred Crescent (relatively untouched) and maintaining Queens Parade shops. Transport • Separation of bikes and pedestrians needs attention. Pedestrians have become the losers as bikes fly by on joint paths along Park Street and in gardens and parks. Infrastructure *Waste* • Applauds the recycling centre in Ramsay Street and hard rubbish and green waste collections made easily accessible to residents. Waste associated with developments needs to remain a focus. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
27	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Appreciate the Queens Parade shopping strip – would love to see more diverse shops along Queens Parade. Not high rise. • Beautiful Plan trees and mostly single storey buildings. • I do not want my community dominated and overshadowed by huge rectangular boxes. Built Environment and Heritage *Heritage* • Stop demolishing buildings with heritage features. These buildings must be saved and not just as a façade. Infrastructure *Open space AND* Environmental and Landscape Values • Green spaces must be maintained and enhanced, significant trees must be protected. • Please leave Yarra River bend and Merri Creek areas intact. Maintain these areas for walkers, cyclists, families to enjoy. Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
28	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Loves the local schools of North Fitzroy, Merri, Fitzroy High and the shopping strip. The village feel of shopping locally. Infrastructure *Open Space* • There could be more park areas. • Not enough trees in Yarra – particularly Fitzroy and Collingwood. Too few green spaces – something that became very apparent during this pandemic for those living there. Built Environment and Heritage *Heritage AND Urban design AND ESD AND Landmarks* • Loves the Victorian charm of old buildings • Loves the landmarks especially the Pinnacle and Fire Station. • Loves the distinctive breathable laneways – distinctive part of our heritage. • The application of sustainability with the Climate Change Emergency – using and restoring rather than creating high-rising accommodation and businesses like vertical cruise ships. Reference to cramped vertical developments in Brunswick. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
29	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • This Amendment will seriously degrade the liveability of many neighbourhoods in Yarra. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Economic Development • As the current plight of the CBD shows - over development leaves urban environments vulnerable to any economic downturn, resulting in high vacancy, poor maintenance and long-term urban decay.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
30	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Height limits are critical to protect the visual appeal of our shopping strips. Oversized developments dwarf the existing character. Built Environment and Heritage *Building design* • Some of the newer developments which are not ugly have height setbacks, a variety of finishes and can add to the streetscape. • I am not anti-high rise and believe that good design can co-exist with period architecture and complement neighbourhoods. • Yarra needs guidelines to protect what we have. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
31	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • We need diversity of shops in our 20 minute neighbourhoods – they are our social hub. • 8-14 storeys above shops is too high. • Shops need to maintain sufficient floor space to run their business and direct access to rear laneways for deliveries. Built environment and heritage *Urban design AND Heritage AND Building design AND Landmarks* • Importance of laneways – love the heritage views from these laneways – those views need protecting. • The blue skyline above shops and residences for their fabulous heritage features, including chimneys need protection. • Importance of verandahs on shopfronts – heritage value, weather protection, energy saving. • Green space is being reduced in new developments/ house extensions – there should be a larger percentage of green space requirement. • Surprised that only about 16 landmarks are included when our suburbs have so many more. And where is their protection other than skyline. • Submission includes suggestions of additional landmarks. Environmental and Landscape Values • Huge old gum trees should be registered. • Merri Creek needs protecting – storm water rubbish grids to reduce the pollution.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Form and content • What are the Objectives for Yarra? They need clarifying as to what outcome we want in this C269 Policy. • Also a list of definitions for homeowners and buildings in plain English as is provided in council elsewhere.
32	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design AND Heritage* • Long term height limits are important to preserve character and neighbourhood (example of Central Paris). Creates opportunity for shopping that is unique and creative rather than shopping centre malls that have not character. • Maintaining heritage street views are vital to the lived experience of cities. • Density is an issue – the gasworks site is an example of poor planning and too high density. Where will these people go if they need outdoor space. Infrastructure *Open space* • Parks are important and Yarra should invest actively in more parks and spaces for people. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
33	Community member • Submitted via Do Gooder Campaign	Housing *Location of residential development* • Keep us development free. No more high rise. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
34	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design* • Don't allow tall buildings. Anywhere in Fitzroy North. Leave to remain as is. • Keep the suburb as it is. Activity Centres *Height/built form AND Character AND Heritage* • Shopping strips – keep it to 3 storeys max and place behind existing facades please. Don't destroy façade of shops. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
35	Community member • Submitted via Do Gooder Campaign	Form and content • Proposed policy lacks definitions of technical terms. There should be accompanying document – with well illustrated set of guidelines in plain English to support the new policy. Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra. Activity Centres *Heritage AND Building design AND Height/built form* • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. • Views from our streets and lanes should ensure visibility of the heritage buildings against the blue sky. • Reference to impact of multistorey nursing home and apartment block in Clifton Hill. • Any more of these intrusive 9+ high rise in centres like Clifton Hill will remove charm/heritage. • Low rise residential street do not benefit from nearby high rise. • Strongly opposes the ruination and over densification. Built Environment and Heritage *Heritage* • Street verandahs should be reinstated.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
36	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • 8-14 storey development would greatly reduce the liveability and suburban character of the location in which I live. Already happening on the other side of Hoddle Street in Collingwood. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
37	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • With support from Council, residents had a proposal for a 5 storey building knocked back by VCAT – this Amendment would allow considerably much higher development. • These tall buildings create wind tunnels, too much shade, destroy existing neighbouring gardens and amenity. Destroy the area in which they are built. • Minimal standards for the amenity of the residents of these new buildings – hard to see why Yarra is proposing this amendment. • If you continue on this development path, Fitzroy will become as soulless and shadowed as the CBD. Other *Liveability* • Time to take account of Covid. Council would be better spending our rates on making Yarra a more attractive place to live and increasing population density through low level development that provides amenity for all.
38	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND Heritage* • High-rise development is not appropriate for this area and not in keeping with the unique heritage architecture of this area. • This area is of historical significance and should be preserved as much as possible with 2 storey limits on new development. • High-rise buildings will block southerly airflow and prevent cooling/use of air conditioners/contribute to global warming. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
39	Community member • Submitted via Do Gooder Campaign	Housing AND Infrastructure *Location of residential development AND Development contributions* • In recent years – there has been a significant increase in the density of population within Yarra and surrounding areas. This has placed a great strain on facilities. It is because we have these facilities that developers are applying to build high rise towers. They can see there is profit from spreading facilities wider, particularly if they are not required to make any contribution to amenity and open space. • So we move from a community of balance to one of diminished amenity per head of population.
40	Community member • Submitted via Do Gooder Campaign	Activity Centres AND Environmental and landscape values *Height/built form AND Character AND Transport/Traffic/Car parking* • Specific reference to Queens Parade. • Approving development of 8-12 storey buildings along Queens Parade and throughout the 3068 area could have fa-reaching consequences for liveability. • Concerned about increases in traffic, noise pollution and emissions, safety, overall liveability, also the effects of overdevelopment on plant and animal life. • Could have a negative impact on native life with forced migration upsetting the ecological balance. Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra.
41	Community member	Built environment and heritage *Building design* • Specific reference to North Fitzroy. • Concerned about high rise building development, blocks of concrete reaching for the sky. So out of character with an inner city heritage area. • Strongly believe that high rise development is not necessary to achieve greater density. • Have heard that there will be high rise apartment building among the new developments on the APM Abbotsford site - totally unnecessary. • Height matters. • Housing growth does not have to be 10 or 12 or 14 storeys. • I have heard that Yarra Planning defines 'moderate height' as 14 storeys. I hope this is not true. 14 storeys is high. Activity Centres *Character* • Concerned about development outcome in Queens Parade (near McDonalds).

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Concerned about how a community like Yarra continues to feel like a community. And not like a high rise city, shadowed, windy and concreted, devoid of green except for parks in pockets around the municipality. • Want to retain the feeling of a community – local shops, heights within strict limits according to designated change areas. • Human scale that I really enjoy. Please do not allow it to be destroyed.
42	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage AND Height/built form AND Character* • Concerned about the erosion of heritage buildings. Limit the height of new builds behind heritage buildings to 3 storeys. • It is with dismay that I see how the North Fitzroy Village shopping precinct has changed and the low rise heritage neighbourhoods destroyed. • Residents need protection for Yarra's unique heritage buildings and atmosphere which is being part of this community. • Deplore the plans to allow small purpose providing stores to be absorbed (pleased that the Piedemontes have to present alternative plans). Built environment and heritage *Heritage AND Building design AND Urban design* • Despite heritage overlays, heritage stock is being destroyed and views to historical buildings are being eroded. • New developments should not be allowed to overshadow our parks or view to the skyline. • Lack of height control on rear extension to residential buildings – please limit to 2 storeys. Form and content • Requests a written response: - How does Council respond to concerns raised by community groups? - Why aren't the responses by community groups to various Council Strategies published online? - How can ordinary members of the community access this information? - Why aren't those who request planning permits given access to heritage advisors before plans are submitted (ease of contact times and more efficient). - Should be reasons for setting aside the heritage advice. How is it reviewed? - Where demolition is proposed and supported by the applicants' structural advisor, Council should obtain independent structural advice. - What data is kept on demolitions? Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
43	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character AND Transport/Traffic/Car parking* • The recommended 8-14 storeys is too tall for Yarra. • These developments come with shops that are expensive to lease and often never fit with the area. • Will create over-congestion on the road and for pedestrians. • Will lose the visual ambience of the area which is not in line with high-rises. • High rises create insular living. Housing *Location of residential development* • Amount of space allocated for this type of high-rise is too generous. • Whilst some development is required to accommodate population growth, no Yarra resident I've met wants the type of development you have in your plan. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
44	Community member	Form and content • In terms of its language – the plan is rather vast in its reach, over complex and with language and terminology that makes it difficult for a layperson to understand. • Undefined terms and references to unknown clauses make it all the more difficult. • Finds it disappointing that there appears to be no attempt in the Plan to learn from our Covid experiences in terms of increasing access to sunshine, trees, views and gardens in every immediate neighbourhood. Document should have been revisited. • Concerned about Clauses with words that do not mandate an outcome. Clause 15-01-2L: - Providing…where appropriate - Midrise development – support… - Landscaping – encourage… - If the desire is that clauses should not be prescriptive then an additional rider must be incorporated. - Points system copying energy rating could be used.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Mismatch between strategic directions and subclauses: ie Climate change clause (02.03) compared to Site coverage clause (15.01-2). • Missing items – Major difficulties facing residents in evaluating developments is misleading documentation by developers ie adding vegetation that is never intended by the developer to be added. Developers must face a penalty for this sleight of hand. • Suggests any finished development that does not match the original "pictures" that residents have responded to must pay an additional open space contribution equal to 50% of the land value of the development.
45	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND ESD* • If house dwellers on the edge of a residential area are treated with disdain by having apartments built right next to them of 6-8 storeys or more, it will not only devalue the Yarra ethos, but destroy it. • Any development that borders a residential area should have much sterner height and setback restrictions than those on a main road (perhaps three storeys if next to existing dwelling). • Proper double glaze, large water tanks, plenty of solar panels ought to be an absolute necessity in any new build, no exceptions. Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra.
46	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage* • Specific reference to Queens Parade, St Georges Road and Nicholson Street Village – types of small businesses in these areas need to be added to/diversified. Would like the number of new residential developments in these areas curtailed to first retain the spread of current businesses we have/allow for diversification. • Enhancement of the heritage nature of these three activity centres needs to be encouraged, including the reinstallation and restoration of verandahs. • Any new development should ensure that views from streets and lanes allow visibility of the heritage buildings against the blue sky. Built environment and heritage *Urban design* • Public laneways should not be sold and must be maintained and protected. • Any access to new residential developments should not impede access to the public laneways, nor to the businesses dependent on these laneways for receiving supplies.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Housing *Affordable housing* • Would suggest that 20% minimum of affordable housing be provided in larger developments (rather than 10%). Environmental and landscape values • Adverse to any developments that could be seen from the riversides or overshadow or obscure the views from the parks. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
47	Community member • Submitted via Do Gooder Campaign	Infrastructure *Open Space* • Protect our natural environment. Ensure we keep our open spaces for the use of our residents. Built environment and heritage *Building design* • New development must reflect our heritage character in size, scale and good design. Transport • Parking must be made available for residents so the elderly and disabled can park near their place of residence. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
48	Community member	Activity Centres *Character AND Heritage* • Dismayed that there are further plans to include accommodation towers above shopping centres because already many of the vibrant, eclectic qualities of our heritage neighbourhood strips and villages have been lost and replaced, sterile ground levels. • Specific reference to St Georges Road, Fitzroy North – heritage and sustainable practice. • Tragic irony is developers are destroying the charm and liveability of our historical area – the very essence of why we choose to live in Yarra.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Built Environment and Heritage *Heritage AND ESD AND Building design* • Fears we are losing our unique heritage and liveability as inappropriate development encroaches. • Development failing to meet the most basic heritage and sustainability requirements as per Yarra policies. • Critical that heritage villages and neighbourhoods are protected. • Yarra needs to insist that developers provide liveable green space on site as they build (developers can't keep factoring in nearby gardens to compensate for an undersupply of green space in their developments). • References to specific new developments in the area and impact on the neighbourhood/heritage. • Photographic images provided in addition to written submission. • We need to retain, restore and adapt buildings. No real attempt to conserve and adapt industrial buildings. Impact of demolition – contributor to green house gases. • Minimal facades and unsympathetic buildings above, visible from most directions make a mockery of heritage policies/sustainability. • Must mandate meaningful sustainability standards – certified seven star energy rating is a joke. Housing *Affordable housing AND Location of residential development* • Acknowledges the need to accommodate a growing population and agrees that we need to provide social and affordable housing but it must be high quality and environmentally sustainable. • Yarra is already densely populated and meeting its fair share of increased housing. • Perhaps time to reconsider the benefits of developing middle ring Melbourne – reduce pressure on inner city already radiating heat from concrete buildings/infrastructure. • The term 'incremental change' combined with a belief that 'mid-rise' development from 5-14 storeys can be in keeping with character/heritage shopping strip is alarming. • Incremental change suggests a creeping encroachment on heritage. • Domination of out of character inappropriate 5-6 storey developments (Nicholson St, Reid St, Brunswick St) without sustainability. • In areas of minimal, incremental and moderate change – we must limit the height of buildings. • Recently learned 14 storeys has become the new mid-rise apartment block. Seems not too long ago it was 6-8 storeys. Infrastructure *Open space* • Specific reference to Edinburgh Gardens – appreciates Yarra's investment in stormwater management.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Appreciates the encouragement to place planter boxes on the streets and attractive native plantings around the neighbourhood. • Edinburgh Gardens and Curtin Square – crowded. <u>Transport</u> • Merri Creek – great to see improved bike riding paths and crossings – encouraging cyclists. • Traffic calming works are much needed. Hopes that improvements continue. <u>Built Environment and Heritage</u> *ESD AND Building design* • Mandatory heights and mandatory environmentally sustainable measures/conditions are needed. • Need to do more than offset emissions – need to actively reduce them.
49	Community member	<u>Environmental risk and amenity AND Built Environment and Heritage</u> *Climate change AND ESD AND Building design* • Important that local government steps up to address the need for our local community to endorse policies that will assist in reducing emissions and addressing the effect of increased global warming on local residents. Impact of new buildings on the environment. • Specific reference to a recent proposal on Heidelberg Road for multi-storey development. Negative impact of proposal on the environment and community. • Necessary for sustainable, quality builds and capped height limits to avoid wind tunnelling. Images provided in submission to highlight impact of specific development – overshadowing to adjacent oval, existing trees which will be removed. • Green canopy cover is often limited/loss of green space in multi-storey development. Images provided in submission. • As part of the amendment – should be the case that council requires developers to provide substantial green spaces and appropriate plants including trees and understorey planting to replace the removal of existing trees and plants when demolition occurs. • As part of the planning permit – developers should be required to facilitate green space plans to remediate building heat through tree canopy. • There should be environmentally sustainable height limits, for example, no more than 4 or 5 storeys. Building heights taller than 4-6 storeys create too much overshadowing/wind tunnel effects. Inability of tree canopy to shade/keep buildings cool if the height limit exceeds the tree height.
50	Community member	<u>Built Environment and Heritage</u> *Heritage AND Building design AND ESD AND Landmarks AND Urban design* • Concerned that this planning scheme does not go far enough to protect the heritage of the area.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Specific reference to new development designed well and others that do not suit the local area/should never have been approved. • Concerned that heritage section does not include objectives, strategies, definitions or guidelines – needs to be written in plain English. • Views of our streets and lanes should ensure visibility of the heritage building against the blue sky. • Would be good if the sustainability section could encourage adaptive re-use of buildings. • Wording used in the Landmarks section of the scheme should be inclusive rather than exclusive. • Specific requests for additional landmarks. • Landmarks should not be sold in this scheme – should be maintained and protected. • New developments should not be able to overshadow green spaces and parks, they should be protected as should heritage skylines. <u>Environmental and Landscape Values</u> • Biodiversity and trees are so important to me – especially the street trees which aren't protected by this scheme. • Trees that I would like nominated under the planning scheme include: – the avenue of plain trees on Gore street between Cecil and Kerr Streets – the gum trees on the round about a the cnr Gore, George and Westgarth Streets – The gum tree at the rear of 159 Leicester Street <u>Activity Centres</u> *Character* • Value the 'village' feel of our local shops. Mid-rise buildings put this at risk – impacts viability, reduced space, use conflicts and mid rise is up to 14 storeys. • MAC along Brunswick Street has the potential to ruin this beautiful heritage space that should be protected by this Scheme. <u>Housing</u> *Affordable housing* • Policy talks about a possible 10% minimum – this should be increased. <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
51	Community member • Submitted via Do Gooder Campaign	Housing *Affordable Housing* • Would like to see a huge increase in affordable, social and public housing, as homelessness and insecure housing is at the heart of so many societal problems. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
52	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Building design* • We must not allow over development. • Our heritage buildings are lost into feeble nods above doorways in tower block entrances. • The buildings overshadow the terraces. Activity Centres *Character* • Our shopping strips are losing their quirky alternative vibe - with repetitive stores and limited places for grassroots arts or products. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
53 a and b	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Building design* • Specific reference to North Fitzroy. • We must protect this precious gem of a neighbourhood from over development and exploitation from developers. • Few places in Melbourne as untouched as this suburb is and this proposal is beyond acceptable standards for the area. • Grossly overdeveloped plans which will destroy our heritage village forever. • The design is just too big too high and too much - negative impact on surrounding neighbourhood. • Must prevent high rise developments destroying the streetscape and preserve the Victorian essence of our village.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Activity Centres *Height/built form* • No multi storey developments in our shopping strips. Nothing higher than existing buildings. • The streetscape is unique and it is essential we protect it. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
54	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage* • Values the small businesses that operate in our local neighbourhoods. • Accept that there should be some residential development but not at the expense of the ongoing viability, diversity and heritage of our local shops. • Street verandhas provide shade for pedestrians/better for the environment. Built environment and heritage *Heritage AND Urban design AND ESD AND Building design* • Proposed policy lacks definitions of technical terms in relation to heritage. • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. • Views from our streets and lanes ensure visibility of the heritage buildings against the blue sky. • Make buildings more sustainable - high rise buildings are not. • Encourage adaptive re-use of buildings. • New developments need to ensure more open green space in their planning. • Need to protect our laneways, especially the narrow ones, have them recognised as part of the public realm. • High rise buildings impact our parks with overshadowing, removing views of our heritage skyline. • Heritage skylines should be visible from our parks and open spaces. Environmental risk and amenity *Climate change* • City of Yarra has declared a Climate State of emergency which is not reflected in the exhibited C269 Changes Other

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Liveability • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Form and Content • Should be an accompanying document with a set of well illustrated guidelines in plain English.
55	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Values the village feel of the local shops. • Values everything within a walking distance – utilised during the pandemic. • Small diverse shops are the heart of North Fitzroy. Built Environment and Heritage *Heritage AND Building design* • We don't want the wonderful streetscape of North Fitzroy and Clifton Hill destroyed by soulless, massive seven storey buildings. • Don't need environmentally unfriendly residential developments of this scale. • Heritage skyline needs to remain visible from our streetscapes, parks and open spaces. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
56	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Wants to ensure Yarra remains historically wonderful and our modern and vibrant shopping strips continue to benefit us all. • Please remember how difficult it would be to undo redevelopments.
57	Community member • Submitted via Do	Transport • Existing business has created traffic congestion, laneway treated as a "private loading bay" and severe stress on roads and footpaths. Built Environment and Heritage

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	*Building design AND Heritage* • This overdevelopment does not respect the environment, heritage and Integrity of an historic area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
58	Community member • Submitted via Do Gooder Campaign	Housing *Location of residential development* • Yarra already is the second most densely populated LGA. Transport • Traffic is a major problem in Yarra, particularly where I live. Built Environment and Heritage *Heritage* • Need to protect the heritage and visual aesthetic of Yarra. • What distinguishes many parts of Yarra (with the exception of Collingwood and Abbotsford) is our beautiful historical streets and suburbs remain largely in-tact, natural light rather than overshadowed. Infrastructure *Development contributions* • There is already insufficient infrastructure to manage the current residents. Before looking to Increase population further, Council should be developing programs and Infrastructure that adequately supports current residents. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
59	Community member • Submitted via Do	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	
60	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Building design* • Huge multistorey buildings would crowd out the existing "human scale" housing, destroy the existing social fabric. Utterly inappropriate in this historic neighbourhood. • Would hate to think of our simple low-rise neighbourhood being overshadowed and diminished by larger-scale buildings. Infrastructure *Open space* • Local parks are also at risk - thousands of additional apartment dwellers would overburden a community asset like Edinburgh Gardens.
61	Community member • Submitted via Do Gooder Campaign	Other *Liveability AND Particular provisions* • Thank you for this opportunity to contribute to the future of Yarra. • Gaming - remove ability to approve any new gaming venues in Yarra. Environmental Risk and Amenity *Flood management* • Should not apply to outdoor additions such as decks or pergolas. • Increasing red tape for these important minor additions is overzealous. Environmental and landscape values • Biodiversity - support residents in planting Indigenous plants in nature strips without requiring permits. Preface native planting over European plants in parks and gardens. Replace Introduced grass with Indigenous after works. Replace mulch with Indigenous wildflowers under trees. Transport

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Ensure new developments have electric car charging and secure e-bike charging. • Improve crossings of major roads for walking/cycling Including reducing speed limits along shopping strips. Housing *Location of residential development* • Encourage secondary housing in 'minimal change' areas such as single subdivisions or "granny flats" to support small scale increase in housing. • Ensure land use in 'high change' areas does not alter existing built green space use. • Developments should not fully cover site without allowing for open/green space at ground level. Activity Centres *Transport/ Traffic/ Car parking* • Specific reference to St Georges Road. • Improve pedestrian and cycling access around precinct including reduced speed limits. • Consider addition of green islands along Scotchmer to reduce and improve pedestrian safety.
62 a and b	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Height/built form AND Character* • Specific reference to Scotchmer Street Fitzroy North. • High density shops can only afforded by retail chains and this is not the face of Yarra.
63	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Character AND Height/built form* • Values village feel of our local shops. • Buildings of 10 storeys - under the proposed scheme this could be possible - would destroy the charm of Brunswick Street.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Small diverse shops are the heart of the community. • Don't want the bulk of high residential developments above my local shops. • Don't think there should be more residential development in neighbourhood shopping areas. Built Environment and Heritage *Heritage AND ESD AND Building design AND Landmarks AND Urban design* • C269 should have clearly listed heritage objectives. • Accepts that there should be some residential development but not at the expense of the ongoing viability, diversity and heritage of our local shops. • Make buildings more sustainable - high rise buildings are not. • Any new developments need to ensure more open green space in their planning. • There are more landmarks than the 16 nominated. • Need to protect our laneways, especially the narrow ones, have them recognised as part of the public realm. Laneways should be maintained and protected and not used for loading zones or commercial waste. • High rise buildings are Impacting our parks with overshadowing, removing views of our heritage skyline. Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of emergency which is not reflected In C269. Form and Content • Proposed policy lacks definitions of technical terms. • Should be an accompanying document - set of plain English guide guidelines to support the new policy.
64	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Character* • So vital to maintain the community atmosphere that is unique along the Queens Parade shopping strip. Built environment and heritage *Building design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Believe we can emphasise low heights to enhance existing heritage neighbourhoods. • Our responsibility to protect historical buildings and areas for future generations. Environmental and landscape values • Extensive green spaces - being able to access areas that support bird and wildlife - must be maintained at all costs.
65	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • Submits that the village feel made it possible for local shops to deliver food and was a crucial part of getting through the pandemic. • Submits that Yarra should acknowledge and enhance the culturally diverse community. Built Environment and Heritage *Heritage* • Notes the cultural and heritage value of the area. • Yarra should be recorded, and significant sites publicly identified so people are aware of the history. Infrastructure *Open Space* • There is a need for more green space. • Submits that more density will deeply impact on the limited green space. • Green space should have more than 5 hours of sunlight a day in winter.
66	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Heritage* • The heritage value of the sites associated with the sites/ services for the Aboriginal community (such as Charcoal Lane) should be acknowledged. The Aboriginal community should be Invited to make a submission as to which places are significant to them. • Leaders of community groups (associated with migrant groups) should be consulted as to what locations are significant to them and preserved or noted appropriately.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Infrastructure *Open space* • Dire need for more green space. Green spaces must have more than 5 hours sunlight a day in winter. Activity Centres *Character* • Local shops eg Queens Parade played a crucial part in servicing the community during Covid-19. Importance of small local shops. • Buildings in shopping strips should be limited to 3 storeys.
67 a, b and c	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Urban design AND Heritage AND Building design* • Laneways should be in the public realm. • Development should respect the heritage of the area especially the heights and overlooking. • Should be a 3 storey limit. Overlooking and bulk should be minimal. • Heritage of the area should be respected. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
68	Community member • Submitted via Do Gooder Campaign	Housing *Location of residential development* • Need for increased residential development in the inner city, however there are hundreds of existing sites suitable for such development. • Would be inappropriate to allow blocks of 8 to 14 storeys to be plunked in existing heritage shopping strips and residential streets. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
69	Community member • Submitted via Do	Built Environment and Heritage *Heritage AND Building design* • Need to protect the heritage and scale of Fitzroy North. Should not be overshadowed and visually impaired by surrounding it with high rise buildings.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Environmental Risk and Amenity *Interfaces and Amenity* • Stop Edinburgh Gardens being used as a pub and nightclub. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
70	Community member	Built Environment and Heritage *Heritage AND Building design* • Council would be aware of the heritage value of the area around the Fairfield Boathouse. I'm wondering if Indigenous Australians have been spoken to about anything that impacts on these areas? • Should be firm height restrictions in this area due to overshadowing and aesthetics. Housing *Location of residential development* • While there is imperative to create more housing, I submit that it should not be to the detriment to an important area such as this one.
71	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character* • Proposed height recommendations are offensive and will destroy the local village/heritage charm, attraction and character of our beloved neighbourhood. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
72	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra. Built Environment and Heritage *Heritage AND Building design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Value the sense of community in North Fitzroy and no not want it lost be being overwhelmed by the sort of massive developments seen at the north end of Nicholson Street Brunswick. • If the level of development proposed in the policy is allowed, all this amenity will be lost and the sense of neighbourhood and community too. • Residential development is necessary but not on the scale proposed. Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of emergency, yet the kind of high-rise buildings the policy allows are environmentally unsustainable and will impact on the sustainability of existing buildings by blocking sunlight and solar power. Environmental and landscape values • Trees, parks and gardens should be protected under the planning scheme. But this is not stated.
73	Community member • Submitted via Do Gooder Campaign	Other *Consultation* • When was the public going to be consulted, well now after it's drafted. Form and content • Yarra Council has not updated or done this planning amendment and now intend to rush through an unfinished ambiguous proposal. C269 is not ready and absolutely needs redrafting now. • C269 - Its presentation and it's flagrant and omissive sections allowing ambiguity and misinterpretation, failure to properly categorise and have clear strong message, preventing misinterpretation. Built environment and heritage *Urban design AND Heritage AND World heritage* • Specific reference to proposal at 1-9 Gertrude Street, Fitzroy. • Laneways - public domain versus private - needs clarification in C269 - all lanes are owned by public and are assets of public not Council to sell. • This area of Fitzroy is unique/Important as holding huge amount of regency inspired architecture. • World heritage environs - clear heritage protection and absolute no go zones are not in force.
74	Community member	Form and content • Please let me know the definitions of low-scale, low to mid-rise, mid-rise and taller built form. • Can you also advise where I would find them in the Planning Scheme amendment.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
75	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Heritage* • We can't bring the character of a neighbourhood back, or can we create historical value and beauty. Preserve our history and support our people.
76	Community member	Built Environment and Heritage *Building design AND ESD* • Specific reference to City of Darebin • Concerned that high density development will detract from, and at worst destroy this unique part of Melbourne. • Future development/schemes need to meet sustainability standards that will achieve carbon neutrality. Housing *Location of residential development* • The strategic housing framework does not give any idea of the height and density of future developments. • The height and density of developments adjacent Fairfield Park and Yarra Bend Park should be restricted to four storeys or less. Infrastructure AND Transport *Open space* • Paths within these Corridors are at peak. Increasing adjacent housing will exacerbate the problem. • Buildings need to be properly set back from pathways for safety and accessibility. • Developers shouldn't be allowed to "lock off" parts of the Fairfield Park or Yarra Bend Park or hinder access.
77	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Thank-you for this opportunity to contribute to the future planning of the City of Yarra. Built Environment and Heritage *Building design* • I ask that new buildings be no higher than 4-6 storeys.
78	Local council	Built Environment and Heritage *ESD*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	(Port Phillip City Council)	• Primary concern relates to the removal of the definition of 'best practice' from the policy and the impact that this decision would have on the translation of our local ESD policy into the PPF. • Removing reference to 'minimising environmental impacts' clarifies the strategy. • Recommends that the publication date for Bess be removed so that BESS is listed in a similar way to other tools referenced in the Policy Guidelines. • Recommends that the sunset wording change from 'comparable' back to 'equivalent'.
79	Community member	Form and content • Lack of definitions will lead to confusion and disagreement with future planning applications. "Midrise" and "Incremental change" will be particularly contentious. Having limits would assist to protect neighbourhood character. Activity Centres *Character* • To safeguard the viability of Nicholson Street LAC and other LAC's the repurposing of existing commercial/industrial building to housing should exclude shops on ground floor. Built Environment and Heritage *Urban Design AND Heritage* • 15.01-1L weather protection - include verandahs. • 15.03.1L - there are no objective stated in this section. • Landscape is not covered - the horizon, view to open space is not recognised.
80	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Specific reference to Fitzroy North. • Loves the 'village' feel of local shops. • Thinks that allowing substantial expansion of the small shops to increase the residential accommodation above and behind would not work in the confined environment and is not needed when larger developments are occurring nearby (top end of Doddle Street and planned for Gasworks site etc). • C269 should support a return of more diversity rather than enable a reduction in it. Built Environment and Heritage *Heritage AND ESD AND Building design AND Landmarks AND Urban design* • Restoring more street verandahs should be encouraged in C269. • Views from streets and lanes should ensure visibility of the heritage buildings against the blue sky - existing skyline of Queens Parade shops is one of them.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Buildings should be more sustainable and high rise ones are not. Need to encourage adaptive re-use of buildings. • C269 should discourage the use of gas in housing developments and support solar panels and facilities for electric vehicles. • Green space is being reduced with new developments to date. New developments need to ensure more open green space in their planning. • Concerned that the landmark policy does not protect the Landmark, it only protects the view to it. There are many more landmarks - lists specific landmarks. • New development should not be allowed to overshadow our parks and open spaces in winter. Should be ensuring there is a minimum of five hours sunlight in winter time. Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of emergency which is not reflected in C269. Environmental and landscape values • Street trees, avenues of trees, native trees, culturally significant trees, trees in our parks should be registered and retained. • Water corridors should be managed and protected, including protection from Impinging development. Housing *Affordable housing* • Should be more than 10% minimum of affordable housing. • Social housing should be Increased.
81	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height AND Character* • While I understand it's important to have some parts of the areas increase in density these should be back away from the key shopping strip areas of Smith, Gertrude and Brunswick Streets. • Means that the increased heights should be back from streets so that that they cast no shadows and not in any heritage shopping strips area.
82	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra. Built environment and heritage *Building design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• We are increasingly seeing midrise and higher blocks of soulless flats being constructed, show no interest in or recognition of their surroundings. • Height is always a problem. • Increasing numbers of these oversized buildings inevitably results in an increase in cars and trucks. Infrastructure *Open space* • Parks and recreation areas must be respected and maintained.
83	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design* • Specific reference to planning permit application - concerned about plans for the Piedemonte redevelopment. Please don't let it go ahead as plans currently stand. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
84	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Building design AND Heritage AND Landmarks* • Specific reference to Fitzroy North. • References concerns regarding specific planning applications/outcomes. • Filled me with horror to be told that the Council would seriously consider allowing 8-14 storey developments on significant parts of our suburb, including our vital commercial precincts. • Maximum height for new activity should be two storeys and all designs need to be complimentary to our Victorian housing. • Suggests additional landmarks.
85	Community member • Submitted via Do	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Environmental risk and amenity *Climate change* • Yarra's declared Climate State of emergency is not reflected In C269 which is alarming. Infrastructure *Open space* • All existing green spaces need to be retained. Environmental and Landscape Values • There should be more street and verge plantings of both plants and trees. Built Environment and Heritage *ESD AND Building design* • Old buildings should be retained and adapted wherever possible. • New developments should never be higher than 4 storeys in total.
86	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Heritage AND Building design* • Against multi storey developments in heritage areas. Specific reference to planning application no 19/0696. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
87	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity centres *Character* • Value the 'village' feel of our local shops. • Concerned about mid-rise buildings - Impact on viability of hops, reduced space, conflicts of use. Proposal is far too high and will dwarf the current impact of the heritage shops. Built environment and heritage

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Heritage AND ESD AND Landmarks AND Urban design • Concerned that the heritage section does not Include objectives, strategies, definitions or guidelines - this needs to be written in plain English. • Views of streets and lanes should ensure visibility of the heritage building against the blue sky. • Would be good if the sustainability section could encourage adaptive re-use of buildings. • Include setback of occasional buildings to allow vegetation. • Wording used in Landmarks section should be inclusive rather than exclusive. • Recommends additional landmarks to be added. • New development should not be able to overshadow green spaces and parks. Form and content • Concerned that the heritage section needs to have objectives, strategies, definitions or guidelines in plain English Environmental and landscape values • Nominates specific trees to be protected under the planning scheme. Housing *Affordable housing* • Possible 10% minimum should be increased. Infrastructure • More toilets in parks that are sympathetic to the existing visual aspects.
88	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • I am making this submission to help ensure Yarra's liveability for the active and caring local community, together with the surrounding plants and wildlife; core to our liveability is our diverse and vibrant heritage and alternative shopping strips. Built environment and heritage *Heritage AND Building design* • C269 needs to recognise and preserve this heritage, to include clear objectives on how to preserve the personality and feel of our shopping strips while increasing development, and preserving walkways and parks. • Agree there needs to be residential development but not at the expense of community interaction, at the expense of light, view, corridors for wildlife, openness in the skies with shadowing. • Is the plan ensuring there are green spaces, food gardens and trees within new development?

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
89	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage AND Activity Centres *Heritage AND Urban design AND Character* • Prevent high rise developments which are out of scale with existing heritage buildings. • Restore the verandahs of 19th century shops. • Recognise laneways as part of the public domain. • Encourage the creative re-use of buildings. • Encourage a diversity of shops in neighbourhood shopping strips to encourage local shopping, preferably on foot. Environmental and Landscape Values • Retain existing trees and plant more. • Encourage nature strip gardening. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
90	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building Design* • New development should be no higher than 5 storeys. • The design of buildings should be in keeping with the existing feel of the area. Activity Centres *Character* • Must not lose the village feel of our local shopping strips. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
104	Community member	Built Environment and Heritage *Building Design AND Urban design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Specific reference to objecting to Piedimonte's development - aware without guidelines, developers have sought to create massive mixed use developments that whilst in commercial zones immediately abut low residential housing. • Developers need further guidance to ensure we see appropriate developments. Activity Centres *Character* • Important that developments are in harmony with village and local shopping precincts and developments equivalent to 9 residential levels is obscene. Thanks to the Council that they have actively rejected this type of development. • Laneways are part of the Inner suburb fabric - request be developers to acquire and divert is not a good outcome. Transport • Pedestrians and cyclists are also at risk with inappropriate developments that do not provide for safety Islands, pedestrian crossings. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
92	Community member • Submitted via Do Gooder Campaign	Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of emergency and this is not reflected In C269. Built Environment and Heritage *Building Design AND Urban Design AND Heritage* • Suggest that buildings throughout Yarra be limited to 4 to 5 storeys exclusively. • Need to promote massively Increased tree canopy and this is not going to happen with massive high-rise developments. • Ours is a beautiful and almost homogenous Victorian streetscape - maintain. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
93	Community member	Built Environment and Heritage *Building Design AND Heritage*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Yarra has some of the best Victorian heritage areas in the world - need to be protected. • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. • Not interested in living in a neighbourhood where 7-14 storey high developments tower above me - no diversity and no character. Activity Centres *Character AND Heritage* • Protect the fine grain nature of our low rise shopping strips. • Don't want developers to determine what my local shops will become. • During the pandemic - enjoyed shopping locally - love the diversity. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • C269 is proposing changes that will alter the liveability and character of Melbourne and the City of Yarra LGA.
94	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building Design* • Specific reference to Nicholson Street - experience with planning process for Moonlight Receptions. • For Yarra to increase the height limit, goes against every principle I believed they held. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
95	Community member	Housing *Location of residential development* • Submission about the Strategic Housing Framework Plan for Abbotsford. • Question why the small section bound by Gipps St, Park St, Stanton St and the train line is considered Incremental Change. It is a small area bound by a Minimal Change Area - quiet mostly single dwelling blocks, and not high density. • This should be reconsidered and the area changed to a Minimal Change Area to reflect this surrounds.
96	Community member • Submitted via Do	Activity Centres *Height/built form* Don't Increase to 8-14 storeys in the low rise shopping strips. There's been enough damage with high rises along the Yarra.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
97	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height* • Objects to increasing low rise shopping strips to 8-14 storey height limits. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
98	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building Design* • There need to be further guidelines within polices to reduce high-rise developments • The proposed guidelines should address architectural standards. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
99	Community member	Built Environment and Heritage *Building Design* • There need to be further guidelines within polices to reduce high-rise developments • Proposed guidelines should address the issues of privacy, overshadowing, retention of street character and establish lower building heights for new development.
100	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
101	Community member	Activity Centres *Height/built form* • Does not support high rise buildings in the heritage shopping precinct, Queens Parade.
102	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Does not support the proposed heights for Richmond. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
103	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/built form* • Specific reference to Queens Parade and St Georges Road. • The planning scheme needs to ensure that there is a diversity of small shops rather than a move to larger less diverse complexes. • Does not support higher residential development (up to 7 storeys) above and behind the shops in historic streetscapes. There is enough capacity in the high change areas in precincts at the western and eastern ends of Queens Parade. Built Environment and heritage *Heritage AND ESD* • Yarra's Victorian and early twentieth century residential and commercial buildings must be preserved. • C269 should have clearly listed heritage objectives to preserve, restore and enhance the heritage of Yarra. • C269 should include controls to direct that all new buildings be carbon neutral and encourage adaptive re-use of existing buildings rather than demolition. Environmental risk and amenity *Climate change* • Yarra's declaration of a Climate State of Emergency should be reflected in C269. Environment and landscape values AND Built Environment and heritage *Urban design* • Protect and maintain green spaces and street, avenue and park trees. • Significant trees – on heritage cultural or environmental grounds should be registered, protected and maintained.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• C269 should ensure that Yarra's tree lined streets, parks, Merri Creek and Yarra River are preserved, maintained, and protected from overshadowing and overlooking by higher rise developments nearby. Other *Liveability* • Amendment C269 should in no way include provisions, or omit provisions, which will diminish the liveability or heritage of the municipality. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
104	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height AND Heritage AND Character AND Transport/ Traffic/Car parking* • Strongly objects to mid to high rise developments along Brunswick Street. Fears loss of heritage and community feel of the area. • There are more practical issues like parking, traffic and public transport to consider. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
105	Community member	Other *Zoning* • Specific reference to 463 Victoria Street, Abbotsford. • Seeks permission from Council to allow flexibility for buildings and spaces to meet the changing market place, to improve the neighbourhood vibe. • Proposes that suitable commercial spaces be rezoned residential to allow for residential use. • Requests to permit 463 Victoria Street to be used as residential on the ground floor.
106	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character* • Address is highlighted as a 'moderate change area'. Concerned about impact on residential neighbours – visual scale, natural light obstruction, acoustic control. • Highlights view corridor looking up Brunswick Street, Fitzroy (with alignment to the spire of St Peter's cathedral). • Raises concerns with 8-14 storey height on both sides of Brunswick Street, creating a tunnel view, limiting blue sky visible. • Highlights an existing architectural language in place for Fitzroy where taller buildings are on the intersections of streets and lower scale buildings either side. Considers that new scheme destroys this rhythm. • Suggests that the quality of retail tenancies is what needs attention rather than scale.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Environmental and landscape values • Upgrading of street landscaping will help soften and cool the street rather than overshadowing from buildings. • Preservation of mature native and non native trees is imperative in Fitzroy. Built environment and heritage *ESD* • Identifies sustainable architecture as part of the character of Fitzroy – the reuse of buildings and adapting and upgrading to comply with current codes. Other *Consultation* • Further consultation and dialogue is encouraged. Genuine robust communication has not been undertaken. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Form and Content • Does not support the outline of activity zones.
107	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character AND Transport/Traffic/Car parking* • Specific reference to Fitzroy – Brunswick, Gertrude and Smith Streets. • States that there needs to be further clarity on the types, scale and impact of developments. Has there been a sunlight study prepared to determine the impact of 8-14 storey high buildings on the high streets in Fitzroy, impact of traffic and parking, will an increase in development cause greater congestion? • Does not support the proposed changes to the current planning regulations. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
108	Community member • Submitted via Do	Activity Centres *Height/built form AND Heritage* • Keep all villages low rise with no residential apartments / multi storey buildings visible / close from the road. • Keep heritage facades when new buildings are proposed (residential and commercial).

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
109	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Makes the following statement: "please don't destroy the things which make the inner northern suburbs such a great place to live". • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
110	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Asks that new apartment buildings should be restricted to 4-8 storeys high. • Yarra should encourage developers to build apartments of a reasonable size so that residents can have a reasonable quality of life living in them. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
111	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Encourage more medium density residential and commercial development. Does not think that high rises of 20 storeys plus is appropriate however development of up to 10 storeys on any size block within main roads is essential. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
112	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Building design* • Ensure that future development respects and preserves the heritage of Yarra. • So that development and heritage can co-exist, do not allow developments of more than 5 storeys in residential areas. Other

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Liveability • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
113	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage* • Concerned that there is significant over-development adjacent to heritage areas. • 6-14 storeys is excessive in otherwise low rise shopping strips. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
114	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character AND Transport/Traffic/ Car parking* • Specific reference to character filled streets and traditional architecture of Brunswick Street and Smith Street, Fitzroy. • Creating high rise boxes is not what Fitzroy is about. Allowing high rise that dwarf and reduce light to existing properties will destroy Fitzroy and there will be more traffic. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
115	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage AND Character* • States that Yarra is a unique area in Melbourne – need to maintain its historical character. If one high rise after the next is erected, historic buildings bulldozed, we will lose something very special and it will never return. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
116	Community member • Submitted via Do	Built environment and heritage *Building design* • Opposes over development of Yarra as proposed by C269. Opposes the proposal for 8-14 storey buildings – concerned that the character of the area will be diminished.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	• Opposes buildings above 4 storeys. • Identifies the "ill effects" of high rise buildings: noise levels of building and construction, blocks views and light, compromises the character of the area – large buildings dominate the feeling of the neighbourhood. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
117	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • C269 does not clarify or properly address issues pertaining to heights or setbacks of buildings. • Specific reference to Rathdowne Village. • Planning laws must be imposed to allow sensible development and growth without compromising amenities or open space.
118	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Specific reference to Fitzroy North. • The height limits proposed are way too high. Built environment and heritage *Landmarks* • Walk down our maze of broad and narrow streets to see what we need to protect, including the many landmarks which we have a responsibility to maintain for future generation.
119	Community member	Activity Centres *Height/built form* • Requests that it be made clear that the height of development along Heidelberg Road in the Commercial Zone that abuts the Neighbourhood Residential Zone is limited to a maximum of 5 storeys – no ambiguity. Built environment and heritage *Urban design* • Preserve the garden suburban nature of Alphington and Fairfield. • Requests that it be explicit that within the Residential Zone, there is a cap of 2 storeys with an appropriate maximum height and maximum coverage of the block with built structures.
120	Community member	Economic Development • Focus on maintaining the arts culture.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	Infrastructure *Open Space* • More opportunities for green space to grow food and bring biodiversity back to our neighbourhood. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
121	Community member	Activity Centres *Boundary* • Disagrees with Stewart Street, Hoddle Street, Tanner Street and Wangaratta Street being included in the Swan Street Major Activity Centre. This area is heavily populated as residential and enjoys a residential community feel.
122	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Concerned with what Bridge Road, Richmond looks like – empty shops and cafes. Other *Safe injecting room* • Does not want to see another safe injecting room in the area. The one off Victoria Street should go. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
123	Community member	Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of Emergency which is not reflected in the exhibited C269. Built environment and heritage *ESD* • Council should have greater controls over the sustainability of new buildings. • High rise buildings are not sustainable. • Need to encourage re-use of buildings to avoid demolition and save landfill and to re-vitalise neighbourhoods. Activity Centres *Character*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Specific reference to Fitzroy North. • Allowing substantial expansion of the small shops to increase the residential accommodation above and behind would not work in the confined environment and is not needed when larger developments are occurring nearby, like those at the top end of Hoddle Street and planned for the Gasworks site. Environmental and landscape values AND Built environment and heritage *Urban design AND ESD* • Street trees, avenues of trees, culturally significant trees, trees in our parks should be registered and retained. • Queens Parade is already a tree lined avenue and should be valued and enhanced as such. • Appropriate trees are an important shade source and can help reduce the heat island effect. • New developments need to ensure more green open space in their planning. • Yarra River, Merri Creek and Darebin Creek are our main green corridors and provide for extensive biodiversity. Corridors should be managed and protected, including protection from impinging development.
124	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
125	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Allowing up to 14 storey development along Brunswick Street and Smith Street will completely alter the character and feel of two of the most historic and social and culturally significant neighbourhoods in Melbourne. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
126	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character AND Heritage* • Allowing multiple multi-storey buildings will ruin the historic character of the neighbourhood. • Implores Yarra to have more regard to preserving key historic streetscapes and not create shaded corridors. Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
127	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character AND Heritage* • Concerned that height limits beyond 3 storeys ruin the skyline and opportunity for a balanced neighbourhood feel. • North Fitzroy is a special area with a Heritage Overlay and no properties subject to or within 500m proximity of the overlay should be the subject of increased density heights. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
128	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Brunswick Street and Gertrude Street to be limited to 3 storeys. • Limiting the height of residential redevelopment adjoining Fleet Street and Palmer Street to a maximum of 3 storeys will also maintain liveability. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
129	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Proforma document from Campaign appears to have been submitted. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
130	Community member • Submitted via Do Gooder Campaign	Activity Centres • There should be no more residential development in Yarra's neighbourhood shopping strips. Built environment and heritage *Urban design AND Heritage* • Protection of the heritage buildings, laneways and parks is vitally important.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• The laneways need to be maintained, cleaned and not sold off. Infrastructure *Open Space* • Support the addition of more parks across the municipality as a matter of urgency. Need more parks and comprehensive management plans to support these important assets. Environmental and landscape values AND Built environment and heritage *Urban design AND Building design* • Support the protection and increased planting of trees and developers should be made to increase green space in all new developments. • Ensure that new developments do not overshadow parks and green spaces. • Protect the waterways and develop more green space along these rivers and creeks. • Development should be prevented along the waterways as they are an important recreation space for the community and provide habitat for many animals and birds. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
131	Community member • Submitted via Do Gooder Campaign	Built environment and heritage AND Housing *Building design AND Location of residential development* • 4 storey developments in traditional areas (noted as 'minimal' 'incremental' change) is too high. Makes for shadowing and privacy issues. Only time 4 storey is appropriate is when it is adjacent to a 3 storey building. 3 storeys should otherwise be the maximum for these areas. Built environment and heritage *Heritage AND Building design* • C269 should be explicit about storey limits in the various zones to avoid unnecessary and expensive trips to VCAT between the council and developers. • Abbotsford Convent should be added to the heritage listing. • New developments should have a minimum of green space allocated to them. Transport

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• While the document rightfully states that traffic is going to be a bigger issue because of increasing population in Yarra, it is only going to be an issue if council allows the population to markedly increase through higher density developments. If this is controlled better so will the traffic issues. • Important for Yarra to facilitate recharging stations. • No excuse for new developments not to have extensive underground parking as a requirement to take the pressure off the streets. • Love the area but don't want to be 'socially engineered' out of the area because of an active policy against cars. Infrastructure *Open space* • Green areas need to be preserved with no room for any reduction in their size.
132	Community member	Activity Centres *Character* • Retain a village feel for our shopping strips/heritage shopping strips must be treasured and continually maintained to ensure the history and character of the area is continued. Housing *Location of residential development* • Although we need urban renewal and affordable accommodation – local shopping strips should not be the location for residential development. There are unused industrial spaces and this along with re-using buildings would be more sustainable/better option for residential development/apartments and have less impact on shops and residential homes. • Future development should respect the character of the street and encourage single or town house type dwellings on small individual lots. Built environment and heritage *Heritage* • C269 should have clearly listed heritage objectives to preserve the heritage of Yarra.
133	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character* • Maintain the historical integrity of the inner city of Melbourne. • Essential that height restrictions be imposed on Brunswick and Gertrude Streets as these are the last (mainly) intact examples of the early years of a 'booming city'. • Fitzroy is the historical centre/heart of the city. To overdevelop these streets by allowing buildings of more than three stories it to destroy our history.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
134	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • We don't want to be built up and overshadowed by medium height building. Transport • We don't want traffic and parking to jam the small side streets. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
135	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage* • Concerns with C269 are about future developments in Commercial zones or major activity centres. • Specific reference to Fitzroy. Awful thing to allow for poorly considered new developments to happen, and to simply leave a thin façade for future generations to experience. Housing *Location of residential development* • Lack of real definition for "Moderate Change" and that under the Building Design proposals in C269 gives building heights exception in Activity Centres – is of great concern/ to not know what the future brings in the case of new developments in the area. Built environment and heritage *Building design AND Heritage* • Nowhere in any DDO or planning scheme in the past has there been any real guidelines for a buffer or incremental zone between Residential and Commercial – especially where there is no laneway between the zones. It would be good if C269 could consider this as well as including stricter guidelines regarding the protection of heritage architecture.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
136	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND Heritage* • Specific reference to planning application at 1-9 Gertrude Street, Fitzroy. • Amending C269 for the following reasons: heights and setbacks of buildings in Yarra, lack of public consultation regarding development, lack of transparency of future developments, lack of Heritage Overlay, protecting commercial shopping strips from development, ensuring green spaces around developments (not on rooftops).
137	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Making this submission to help ensure Yarra's liveability, diversity, vibrant heritage, shopping strips continue to benefit our community for many generations to come.
138	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Consider this amendment not to build that high in this area. It would look stupid and block sunshine during the morning in so many residence. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
139	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character* • Specific reference to Brunswick Street, Fitzroy. • Worried about building heights – overlooking, overdevelopment, overshadowing, loss of village feel and loss of local shops. • Heritage is not just about buildings it is also about a sense of community, identity and place which would be lost with over development. Built environment and heritage *Urban design AND Building design AND Heritage AND Landmarks* • Heritage that should be preserved are parks, houses and laneways. • Green spaces need to be considered.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Landmarks need to be protected. • Laneways need to be protected and maintained. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
140	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Specific reference to Queens Parade Shopping Centre. Great neighbourhood feel. Every effort should be made to retain and enhance the area. • Concerned about a current planning application for unit development – setback that will restrict the operation of the shops. • Shops – existing and new: where possible, encourage existing shops to continue to trade, encourage new businesses to open. • Village atmosphere – when approving new developments, consider the impact on the shopping strips and areas with a 'village' feel, while not standing in the way of progress! Built environment and heritage *Building design AND Heritage* • Development - aim to balance development with heritage character of an area, tying to retain original, ensure that new development does not dominate the streetscape. • Heritage buildings and features - ensure that these are visible/not crowded out by new development • Street verandas – encourage replacement (if removed) and require them on new buildings. Environmental risk and amenity AND Built environment and heritage *Climate change AND ESD AND Urban design* • Discourage the use of gas and encourage transition to electricity for new developments/households. • Charging facilities for electric cars – encourage installation of rapid charging facilities in dedicated areas, service stations and parking areas near shops. • Minimise high rise buildings – impact of high rise buildings blocking sunlight to existing solar panels. Require a carbon offset each year for the life of the building to compensate for the potential solar energy blocked. • Improve power supply poles and wires network and encourage the introduction of virtual power plants. • Laneways should be preserved, as they are – not sold, or incorporated into new developments. • Try to prevent high rise development overshadowing parks and spoiling skyline views.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Environmental and landscape values AND Infrastructure *Open space* • Protect 'green corridor' areas. • Where possible, add to green areas to help with increasing population. • Manage parks and gardens (done beautifully in Edinburgh Gardens). • Discourage removal of trees, plant new trees (new trees could be plants in the 'dog' oval in Edinburgh Gardens). Infrastructure *Open Space* • Edinburgh Gardens – concerns around crowds at night/weekends. Nearby lanes are still used as toilets and by drug dealers. Continuing action needed. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Sub no.	Interest	Summary of Submission
141	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND Urban design AND Heritage AND Landmarks* • Mid rise development seems to have now increased to 8-14 storeys. How has this occurred? This height level let alone high rise levels of 22 storeys (being submitted) are overwhelming in predominantly low-rise areas. • Parks and open space need sunlight for the maximum amount of daylight hours/ concerned around overshadowing from neighbouring development. • Landmarks need a proper survey listing – not the mere 16 listed which is totally inadequate. Also the landmarks themselves may not be protected – only the sightlines. • Where are the objectives? These should be outlined as well as how they are to be implemented. Compliance with the Burra Charter, retention of heritage rooflines and chimneys- not obstructed by neighbouring developments. • Negative effect of development taking up more surface green space. • More green space needs to be required on new builds and created elsewhere. Activity Centres

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Height/built form AND Character • There should be a limit of 2-3 storey height restrictions above shops with direct access to the rear lanes for deliveries. • Store size requires sufficient room to maintain a viable shop. Bridge Road is a shell of its previous diverse and vibrant shopping strip. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Form and Content • With over 1000 pages of technical speak in this Draft – plain English version should be available to comprehend what restrictions are in place for build/renovations.
142	Community member • Submitted via Do Gooder Campaign	Housing *Location of residential development* • Does not agree with the intent of C269. Wants to see heritage and moderate rise of the area maintained. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
143	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Opposed to the proposed planning changes which would potentially permit the building of 8-12 storey buildings behind the heritage shopfronts of Brunswick Street. Housing *Location of residential development* • My part of Fitzroy is marked for "moderate change" and this zoning is in abundance on the plan. Concerned about impact of large developments – create more traffic, disruptions and no improved infrastructure. Built environment and heritage *Building design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Opposed to the aesthetic changes that occur with large developments, no aesthetic value, all appear the same and grey is the predominant colour. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
144	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Increasing the maximum height of buildings should not be considered. • Green spaces should be on the ground not on roof tops. Other *Consultation* • Transparency in future planning consultation must be improved. Built environment and heritage *Heritage* • Heritage Overlay should be a priority at all times.
145	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character AND Transport/Traffic/Car parking* • Fitzroy and Brunswick Street has a rich history and character. This proposal will result in the utter defacement of this heritage. • Apartment developments of this height and scale will visually ruin the special character of Brunswick Street. Views will be impaired. • Apartment blocks of the height permissible under the scheme will overshadow the shopping and café areas of the street and nearby residences, which will leave them impacted by light loss and wind tunnel effects. • Small businesses may suffer if rampant development takes place. Business owners that are hemmed in by apartments will lose easy access, especially if laneways are lost. Laneways are important for access. Built environment and heritage *ESD* • Development of this scale ignores the fundamental importance of environmental sustainability. High rise, high density blocks are not energy efficient, require excessive air conditioning and heating. Concrete, glass encourage heat absorption. High rises mean more cars, traffic, pollution.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
146	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage AND Character* • Specific reference to North Fitzroy Village, Queens Parade. • Understand and support urban renewal – need affordable, liveable accommodation. However our vibrant neighbourhood shopping strips are not the location for this residential development. • No planning guidance is provided in C269 on how the North Fitzroy Village should evolve, how diversity should be protected, how the village scale and character should be respected. • The small park, Pinnacle Hotel (building of State Significance), bookended by the North Fitzroy Library are not discussed. • Neighbourhood character of each activity centre is unique and needs to be articulated and supported in C269. Local heritage shopping strips must be treasured/ keep their "village vibe". • C269 needs to lay the groundwork for a more nuanced approach to development in and around activity centres. • Planning should discourage consolidation of fine grain heritage shopping strips. Viable heritage shop spaces need to be retained. Housing *Location of residential development AND Affordable housing* • Maps show the shopping/heritage parts of NACs like Queens Parade as sites of Moderate Change. Based on the Queens Parade permanent controls, a more appropriate designation would be an area of incremental change. • Supports urban renewal in the ex-industrial land behind/around shopping strips. • Housing section in C269 does not make it clear just how high the buildings outside the residential dark blue zones can get. • Proud to live in a community which fights for more affordable and social housing. Built environment and heritage *ESD* • Supports planning rules ensuring development is capable of being carbon neutral. Infrastructure *Open space* • This section doesn't mention safety anywhere. Safety and provision for passive surveillance should be fundamental considerations in the design and provision of open space.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Form and content • I do not agree that anything up to 14 storeys is a "mid rise" commercial development or apartment and request that this be modified. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
147	Community member • Submitted via Do Gooder Campaign	Building environment and heritage *Landmarks AND ESD* • Sight lines need to be maintained to key land marks. • Need to identify all the landmarks throughout Yarra. • New unit blocks need to move away from being "shoe boxes" and have appropriate energy conservation measures. Transport • Parking minimum requirements need to be retained with ability for developers to provide more as they feel appropriate. At least 1 car park should be required per residence/100 sqm. This ensures existing residents do not lose on street parking to new development which brings additional traffic. Other *Consultation AND Liveability* • Better consultation with local residents – ensure that residents who live the closest to planned developments/all projects are first to be consulted/given highest priority. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
148	Community member	Built environment and heritage *Landmarks* • Landmarks are important – commendable that this has been considered. • Reverse can also be important – example – the view of the ever-changing Melbourne skyline from the remaining Old Fitzroy Oval Grandstand. This view would be negatively impacted by some of the relaxed proposed height limits in the immediate area. Housing *Location of residential development*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Concerned about the loose height restrictions on the 'moderate' and 'high change' areas at the Alexandra Parade end of Queens Parade. Environmental risk and amenity *Licensed venues* • Unable to see protections for long established bars and pubs. I have seen some businesses struggle with unreasonable complaints from new/temporary residences. This is a particular problem for the many small bars and pubs scattered through the back streets, resulting in a real and permanent loss to the community and culture of the area. Infrastructure AND Environmental and landscape values *Open space* • Small green areas should be protected from development. Examples in Fitzroy include: Batman and Liverpool Street Reserves, Brooks Crescent reserve (and nearby green area and playground in the middle of the community housing), Garryowen Park and other sub-acre parks in the area. • Three Great Gums (on round about at intersection) is important to me.
149	Community member • Submitted via Do Gooder Campaign	Building environment and heritage *Building design AND Heritage AND Landmarks* • Important to maintain the historical value/heritage of Fitzroy. Retention of existing building frontage/façade wherever possible, new buildings to blend with the character of the old. • New developments should be of height 3 storeys in residential areas so views, landmarks and sky are evident and enjoyed. • Saddened by new developments that have been built so high that they have impacted on tv reception, sky and sun visibility. Housing *Affordable housing* • Replace the 20 storey DHHS flats in Brunswick Street with 5 storeys affordable apartments/housing making it safer for peoples wellbeing and health and for safety issues. Transport • New development to provide sufficient ca park on site where possible two per family. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
150	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Towers on Queens Parade - misplaced eyesores. Built environment and heritage *Building design* • Yarra isn't about canyons on main streets and overhanging shadows for all. Blue sky is just as important as green space. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
151	Community member	Activity Centres *Height/built form AND Heritage AND Character AND Transport/ Traffic/ Car parking* • Specific reference to Fitzroy North. • Concerned about plans that include overdevelopment such as large high rise blocks of apartments, poor building standards which have limited environmental design elements and the results of overcrowding in our open spaces, pressure on traffic/parking/public transport. • Particularly concerned about development around Edinburgh Gardens (Piedimonte site as an example). • Benefits of mandatory height limits for Queens Parade. Could be applied in other parts of Yarra to maintain character, heritage and give community confidence in future planning. Environmental and landscape values • Heat in our suburbs is a concern for health and climate change. Propose that future plans include: central green island and footpath green cut out plantings in wide bitumen streets such as McKean Street. Built environment and heritage *Building design* • New developments need to have provision for green spaces.
152	Community member	Activity Centres *Height/built form AND Heritage AND Character* • Specific reference to Fitzroy • Concerned that C269 will not protect the characteristics that make Fitzroy a great place to live, work, socialise, shop. • Worried about the exemption from height limits in activity centres.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Concerned about facadism in heritage areas • Believes that the wording of the new policy is too weak – will allow lip-service heritage 'preservation' to dominate. Characteristic shopping strips – Smith, Gertrude, Brunswick Street will be harmed. Form and content • The wording for the policy is too weak. Allows for too much discretion in numerous area. I.e.: under Landscaping: reference to 'encourage'. Should have mandates for planting/preservation of vegetation. • Wording on 'low and zero carbon development' is also weak. Reference to 'support' zero carbon development. Specific mandates needed.
153	Community member • Submitted via Do Gooder Campaign	Other *Zoning AND Liveability* • Specific reference to Richmond. • Lives in one of the precincts that is being considered for rezoning into an activity centre – raises concerns as it is an area of small suburban streets. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
154	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage* • Heritage shopping strips play an important part in the community connectivity and need to be preserved. Infrastructure *Open space* • Current spaces need protection. Important that Council continues to add to open space. Should be number 1 priority in capital planning and money set aside to purchase areas for green renewal. Particularly in higher density development areas such as Collingwood. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
155	Community member	Environmental risk and amenity *Climate change* • Plan must visibly reflect that climate change is real.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Activity Centres need to retain a human scale so excessive height development above and behind shops needs to be limited to 4 stories with good design and environment as priorities. • Some things are worth keeping – ie – ceramic seats by Giuseppe Ranari on Brunswick Street. Economic development • Day/night diversity of shops and activities should include use above ground floor for additional shops, libraries, studios, residences etc. • Diverse art activities needs to be supported (reference to Gertrude Street Projection Festival). Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
156	Community member	Built environment and heritage *Building design AND Heritage* • Specific reference to North Fitzroy. • Developments that attempt to 'shoehorn' multiple residential apartments in the areas behind shopping strips and extend above the height of shops and residences in the neighbourhood zone are totally incompatible with maintaining heritage. Impact on views. • Planning scheme to ensure heritage streetscapes and views are maintained by requiring development be limited to a height of no more than 2 heritage storeys and subject to quality assessments.
157	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • No more high rise buildings over 6 storeys. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
158	Community member • Submitted via Do	Built environment and heritage *Building design* • No more high rise buildings over 6 storeys.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
159	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Would like to see any new development on the Brunswick Street, Johnston Street and Nicholson Street block limited to no higher than 3 storeys. Anything higher risks destroying the historical and aesthetic character of the area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
160	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • One of the characteristics of Yarra that is so pleasing is low rise. Can't see that there is a place for dominating buildings over four storeys anywhere outside the CBD. • Prefer that the low-rise shopping strips of Yarra are not sites for developments beyond the heights of their current significant buildings. • Large residential developments should be left further away than I the heart of shopping strips. Built environment and heritage *Building design AND Urban design AND Heritage* • Main roads have not been improved by multi-storey developments so far. Should be an obligation to leave a portion of a site as low rise, or green space or path. Should be walk-ways through large redevelopments for pedestrians. • Laneways are a public right of way and should not be privatised. • Need to find a better way of documenting, recording, cataloguing heritage buildings, objects and other aspects. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
161	Community member	Activity Centres *Height AND Character*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Advocating that no more buildings along Heidelberg Road exceed 5 or 6 storeys. • Impact of the Paper Mill redevelopment. Housing *Affordable housing* • We need affordable, liveable accommodation and more social housing in line with recent State Government announcements.
162	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND ESD* • Pro-development. Great development is only possible with great consideration to design principles. • Increase attractive living conditions, strengthen neighbourhood character. • Require appropriate setbacks (street to building façade): no setback at ground level, setback 2 metres on levels 1-3, setback 4 metres on levels 3-6, setback 6 metres on levels 6-9, setback 8 metres on levels 9-12, setback 10 metres on levels 12+. • Maximum height in Neighbourhood Zones – 6 levels to maintain neighbourhood security. • Require for new development: green roofs, rooftop gardens, solar panels on all balcony balustrades, solar panels on north facing walls, green walls at ground level, air conditioning units to not be visible from street, external lighting to include movement sensors. • To promote flexible space: require ground floor or new development to have ceiling heights of minimum 4 metres with internal wall able to be reconfigured. Infrastructure *Open space* • Increase tree canopy cover, green spaces and parks. Economic Development • Increase outdoor dining and live music venues. Housing *Affordable housing* • Require new development to have 10% of floor space available below market rates to allow lower income households to live in Yarra. Transport • Require new development to own a shared electric vehicle to a ratio of 1 vehicle per 10 bedrooms.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
163	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage* • Finds the attitude to heritage underpinning this document unacceptable. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
164	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND Landmarks AND Heritage* • Residential development in Fitzroy North should fit the scale of the area and should not exceed five stories even in those areas that have previously been industrial. • Sightlines of local landmarks should not be interrupted by large scale development. • Victorian character of Yarra should be respected and protected. Environmental and landscape values • Need to ensure that works being undertaken to enhance and protect green spaces and waterways are continued. Development should not occur adjacent to these places. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
165	Organisation (goget.com.au)	Transport • Commends Council for aiming to 'ensure car parking is supplied and managed consistent with promoting travel by sustainable modes' (Clause 18.02-4L). • There is no detail on how Yarra will implement the provision of publicly accessible car share bays in major developments. • Recommends an additional proposed control: the incorporation of carshare conditions for new residential developments: - One carshare space for every 10 studio and one-bedroom units without parking, and - One carshare space for every 100 two-bedroom-plus units that only have one parking space.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Important for carshare conditions to be enforceable. Submission includes a specific condition for consideration. • Recommends that the requirements of all new Green Travel Plans are to be sorted in a publicly accessible online database (reference to Clause 18.02-1L).
166	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Specific refence to Fitzroy. • Does not want 14 storey developments on the mainstreets (eg. Smith, Brunswick) as they create wind tunnels and overshadowing of footpaths. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
167	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Character* • Queens Parade – scale of the shops/buildings and diverse nature of the shops is highly valued by residents. • Demand for multi-storey residential and commercial development is profit driven rather than to maintain/improve liveability. • Views of sky and heritage streetscapes/buildings/laneways are obscured by development and from view lines. This is a sad outcome. Built environment and heritage *Urban design* • Laneways are important – represent history, used by residents, provide buffer from overshadowing, create distance between buildings. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
168	Community member • Submitted via Do	Built environment and heritage *Building design* • Do not need any more high rise in Fitzroy or the City of Yarra. Any development should reuse the building and not go any higher than the original building. • When you destroy the streetscape with boring, bland, high rise – you will lose tourists and the character of Fitzroy.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	• Impact of high rise on liveability - no healthy air flow, noise and smoking from neighbours, overshadowing. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
169	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years and not be overdeveloped.
170	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years and not be overdeveloped. • Critical that our neighbourhood remains accessible, diverse, specialised and not crowded.
171	Community Group (Friends of Royal Exhibition Building and Carlton Gardens)	Other AND Form and Content *Consultation* • Does not think that C269 considers deliberative engagement practices at all and it could be inserted in many sections of the Planning Scheme. • Yarra should assist property owners by producing design guideline as reference documents and prescribed design development overlays that provide for fast track approval for alterations and additions that meet an approved criteria for home owners. Submission includes further detail about this. Activity Centres *Character* • In activity centres, residential housing on Commercial 1 or mixed use sites to be confined to commercial residential businesses such as public and private hotels. Housing *Location of residential development* • Focus for Yarra should be promoting and supporting private housing growth in the residential zones.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Note: Attachment also submitted under no.349. Refer to no.349 for the summary. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.
172	Community member • Submitted via Do Gooder Campaign	Activity Centre *Height / built form* • Lower variable heights, mixed use, truly environmentally neutral, imaginative developments that add to the community and support heritage has been too long absent from the Queens Parade debate. • Keep the height to a maximum of 6 and a median of 4 and then we might start to see something actually add value. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
173	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height / built form* • Specific reference to Fitzroy. • Does not want 14 storey developments on the mainstreets (eg. Smith, Brunswick) as they create wind tunnels and overshadowing of footpaths. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
174	Representative of landowner (Ratio on behalf of Bridgeworth Management Pty Ltd)	*Ratio on behalf of Bridgeworth Management Pty Ltd (owner of 54-56 Bridge Road) Other *Consultation* • Requests to be advised of pre-set Directions Hearing/Panel dates. • Concerned as to whether a fair and due process has been followed. Surrounding landowners in Bridge Road, whom are materially affected by the proposed landmark policy may be unaware of the amendment and its implications. • Amendment documentation does not offer clear information on impact. Direct notice to these landowners impacted by view corridors to landmarks has not been given – potentially raises questions of natural justice and fairness.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Built Environment and heritage *Landmarks AND Heritage* • Objects to the proposed Clause 15.01-2L Landmarks and associated background document '*Landmarks and Views Assessment – Ethos Urban – October 2019.* • Objection relates to how the local policy seeks to ensure that new development protects the 'landmark primary viewpoints' to the Pelaco sign. • Protection of views from the first two viewpoints are highly problematic and unreasonable when considering the implications on the future development potential of the Client Site, not to mention many other strategic landholdings within the Bridge Road MAC. • Implications of protecting the viewlines to the Pelaco sign from the proposed vantage points has not been properly tested or assessed. 3D urban design analysis is required. Based on 3D work undertaken by the Client, the proposed policy would have substantial implications on the Client Site and other C1 Zoned properties on the south side of Bridge Road by significantly impeding and squandering their future development potential. • Absence of any built form analysis being undertaken by Council is a flaw of the amendment. • Acknowledges that the proposed Clause 15.01-2L reflects the requirements of interim DDO, Schedule 21- However DDO21 is an interim control only/has not been tested by a Panel nor have landowners been given the chance to make a submission. • Proposed Clause 15.01-2 represents a 'quantum leap' from the existing LPPF. Existing policy recognises Pelaco Sign as a landmark where development 'should protect views'. Proposed policy significantly differs. New policy is not only radically different from the status quo but is more prescriptive and onerous – cannot be described as a 'carryover' from, or justified by the current LPPF. • Proposed 'primary views' are not strategically justified/highly problematic with respect to the achievement of other state and local policy directives that seek to promote increased residential/commercial growth and intensification of the Bridge Road MAC. • Proposed new background document- includes errors and does not provide sufficient strategic justification. • Amendment documents do not evaluate the 'lost opportunity' of seeking to protect views of Pelaco sign from the chosen vantage points, which inevitably may hamper the future strategic vision of Bridge Road MAC. • Proposed 'primary' views have not been adequately justified based on heritage or urban design analysis. • Protection of views to Pelaco sign is contrary to/competes with State policy. • Due to the locational context of the Pelaco sign, protection of views from the west will not only impact the Client Site but affect numerous private landholdings to the south of Bridge Road – C1 Zoned land in the Bridge Road MAC (in contrast to other key landmarks where viewlines are generally contained within public land or where the zoning provisions already limit height and intensity of new development). • Statement of significance for the Pelaco sign does not identify the proposed 'primary views' that are proposed to be protected. No heritage analysis to support the proposed 'primary views'.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Does not make appropriate use of VPP toolkit as the protection of views to landmarks ought to be managed using a development control such as a DDO rather than local policy. Not appropriate to apply development control using local policy which is merely supposed to 'guide' decision making. Amendment is not consistent with DELWP practice notes.
175	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Sensible protection put in place for Queens Parade shopping strip should be used as a guide. • Heritage shopping strips need to be preserved and having 8+ storeys towering over them destroys them. • Retain our diversity and our open inclusive community - village shops and heritage buildings are key to this/need to be protected. Housing *Location of residential development* • Yarra is already doing more than its fair share in allowing additional residences to be built to cope with population growth. Not necessary to build them above heritage shopping strips and we do not need excessively high and over scaled apartment buildings. Medium density and respectful development is the way forward. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
176	Community member • Submitted via Do Gooder Campaign	Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of Emergency which is not reflected in C269. Built environment and heritage *Building design AND ESD* • High rise developments do not promote or encourage the creation of communities. Loneliness is a key issue. • Important that smaller sustainable developments rather than high rise developments are built. • Reducing areas of green space will effect health and wellbeing. Housing *Affordable housing* • Percentage of affordable housing must be increased. Other

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Liveability • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
177	Community member	Activity Centres *Boundary* • Submission relates to Swan Street MAC and MUZ north of Richmond Station. • The small scale map 02.04-1 Strategic Framework Plan contradicts map 11.03-1L of the Swan Street Activity Centre by including the MUZ in the activity centre. • Changing the boundary to include MUZ north of Richmond Station in the Swan Street Activity Centre was not discussed in information received for C191. Plans for C191 should be checked to make sure MUZ is not included before approved. • Opposes MUZ land being included in the Swan Street Activity Centre for the following reasons: - Predominant low rise character of MUZ land would be lost and detrimental to the industrial heritage buildings. - Would allow for argument as to which plan is correct for future applications. - If intended to be included in Swan Street Activity Centre, then amendment lacks detail on height and setbacks. - Any proposed boundary change should be a standalone amendment. - The MUZ area has the characteristics of a residential zone not an activity centre. - MUZ between Wangaratta and Botherambo Streets and from Swan Street to past Tanner Street is in the HO and part of the Residential Zone. This section of MUZ should have mandatory heights and setback requirements. • C269 lacks a clear statement of objectives and detail. No written reason to include MUZ north of Richmond Station as part of Swan Street Activity Centre. • The following should be adopted for the MUZ: - Building controls for the heritage MUZ including mandatory requirements, - MUZ between Wangaratta and Botherambo Street and Swan to Tanner Street should be considered a 'transition' from low scale residential area. - Heights and setbacks to be adopted as identified in the submission.
178	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character AND Heritage* • Great work to protect Queens Parade, urge Council to equally protect all other heritage landmarks and shopping strips across Yarra. • Does not want to see 8-14 storeys above a heritage shopping strip. • Put protections in place to protect our wonderful "village" feel shopping strips, diverse community and streetscape. Infrastructure AND Built environment and heritage *Open Space AND Urban design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Protect our limited parks like Edinburgh Gardens. • Parks need protection from being overshadowed by huge buildings. • Edinburgh Gardens – city skyline view is worthy of protection. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
179	Local council (Stonnington City Council)	Built environment and heritage *ESD* • Recommends retention of the definition of 'best practice' as stated (verbatim) within the translated ESD policy, incorporated as part of either the 'objective', 'strategies' or 'policy guidelines' or defined in Clause 73.01 or 73.03. • Recommends that the sunset clause wording is changed from 'comparable' to 'equivalent'.
180	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Objects to amendments that allow more large scale development in the area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
181	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Urban design* • Loves the old historic buildings and streetscapes and feels sad that they are potentially threatened by dense or higher development. Concerned about the associated increase in traffic. • Existing laneways should be preserved (specific reference to laneway in Queens Parade). Environmental risk and amenity *Interfaces and amenity* • Concerned about the impact of development in terms of noise and air pollution. Infrastructure *Open space* • Concerned about over development placing increased pressure on parks/ Yarra Bend.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Activity Centres *Height/built form AND Heritage AND Character* • Queens Parade is a joy. To interfere with the current heights of the buildings would lessen its appeal. Retain the Parade in a form that will still provide an historical perspective that is recognisable/respects the history. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
182	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Keep development to a max 6 storeys for shopping strips and near residential houses. Built environment and heritage *Building design* • Keep building sizes smaller so that we can have more open space. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
183	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Does not support C269. Don't think we should be allowing 8 to 10 level buildings in this area. Not sustainable/nor will help heritage. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
184	Community member	Built environment and heritage *Building design* • Please do not over-develop Cremorne and implement development height restrictions ASAP.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
185	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Need to maintain the village atmosphere, does not want high rise buildings. • Specific reference to Queens Parade. Environmental and landscape values • We need trees to shade seating where people can chat. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
186	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage* • Believes the new development is a direct contravention to our community heritage and culture. Building would affect the current views from our address. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
187	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Specific reference to Fitzroy. • We have diversity and uniqueness given that historical nature of the shops on Brunswick Street. • Having new-build along Brunswick Street would strip it of its village character and feel, especially if the change to allow buildings to go as high as 14 floors is implemented. Built environment and heritage

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Heritage • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. Accepts that there should be some residential development but not at the expense of the ongoing viability, diversity and heritage of our local shops. Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of emergency which is not reflected in C269. Built environment and heritage *ESD* • Does not consider high-rise buildings as a sustainable option. • Yarra should encourage adaptive re-use of buildings to avoid demolition and save landfill and re-vitalise neighbourhoods. It saves the energy already embodied in the building. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
188	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Transport/Traffic/Car Parking* • C269 – complete forgetfulness of all the heritage buildings in Yarra, no new erected building should be up to 4-10 storeys, especially along Brunswick Street. • Will bring more population and therefore more traffic and parking troubles. • Will cause various issues regarding overlooking and overshadowing. Environmental risk and amenity *Interfaces and amenity* • The whole process will bring more pollution and noise in an area which is already overpopulated. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
189	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • The values of Precinct 4 (Queens Parade) should be applied to other local shopping strips. • Liveability linked to residential and local services in terms of minimising carbon output ie minimising the use of the car and access by foot. Built environment and heritage *Urban Design AND ESD AND Landmarks AND Heritage* • Only the highest rating of sustainability for new buildings should be accepted. • High rise buildings are potentially unhealthy. Lack outside green space. Potential problem with air circulation. • Power requirements for lifts and security must increase energy consumption in high rise (compared to low rise – potential for walk up). • Adaptive reuse is acceptable provided the highest building standards are required. • Landmarks – part of human condition (for navigation)/add character to the neighbourhood. • Laneways should be maintained, protected, not sold. Part of historical social fabric. • The integrity of the Victorian heritage should be maintained. Has 'liveability' with residential and commercial (shops) combined. • Overshadowing parks and open spaces is not acceptable. Environmental and landscape values • Tree lined street provide shade in summer which improves liveability/trees contribute to carbon neutrality. • Waterways are of prime recreational value. Housing *Affordable housing* • Social housing needs to be considered as well. Where are the potential sites for both? • 10% is not adequate. • Consideration needs to be given to the social requirements for the mix of size of apartments. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
190	Community member	Housing *Location of residential development* • Row of houses at 104-118 Queens Parade has been listed as incremental, yet it has a HO and fits the definition of 'minimal change area'. • Additional housing is needed to cater for increased population – would be good if the population growth was determined by what the area can cater for, while retaining heritage and village character. • Excess traffic will worsen with the population increase. Built environment and heritage *Building design AND Heritage* • Important to have blue sky views in a neighbourhood. Excessive high-rise development threatens this. • All houses that have heritage features should be protected, to maintain the overall heritage significance of the municipality. • New developments should cater for parking. Activity Centres *Character* • Character of the shopping strips should be retained to maintain the village atmosphere. • Flooding shopping strips with housing developments will destroy the villages. Infrastructure *Open space* • Visual open space is vital, yet parkland is being sacrificed for sporting facilities (specific reference to Edinburgh Gardens). • Visual open space is important for well-being and recreation, in an increasingly dense environment. Environmental and landscape values • Applauds the tree planting initiative, but why deciduous trees? A 'boulevard would be just as attractive with eg flowering gums.
191	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Heritage AND Transport/Traffic/Car parking* • Opposes C269. Already way too many high rise buildings being constructed with little regard for historical significance. • Proposal to have 14 storey buildings along major roads including Brunswick Street will destroy the area. • Traffic and congestion in the area is already terrible. Other

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Liveability • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
192	Community member	Activity Centres *Heritage AND Height/built form* • Views from streets and lanes should retain visibility of the heritage buildings against the blue sky. • Residential development must not be at the expense of the heritage nature of Brunswick Street. • Mid to high rise buildings should not be permitted along Brunswick Street. Built environment and heritage *ESD AND Heritage* • New developments should be ultra low-energy, net-zero, or to the Passivhaus standard buildings. • Gas should not be permitted in any new developments. • More trees should be introduced to absorb carbon. • Heritage buildings along Brunswick Street should have their veranda's reinstated. Environmental and landscape values • Trees should be introduced to all streets.
193	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage AND Height/built form* • Reference to Fitzroy's character and village feel. Against the overdevelopment of this area. • Independent retailers are the essence of this location and find their place in the heritage buildings of the strip. • Developments of 8-10 storeys do not respect the human scale and dwarf people, taken away sense of space, focussed on yield. Built environment and heritage *Heritage AND Urban design AND ESD AND Building design* • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. • Laneways and character must be preserved. Especially the narrow ones. Have them recognised as part of the public realm that can be used by all. • New developments to date have not been required to meet sustainability requirements. Developers need to adopt sustainable practices, build with the future in mind, replacing gas with renewable energy and car spaces with bike racks and share car stations. • Need to make good use of the energy already invested in the existing buildings rather than bulldozing and building anew.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Developments must include green space and we must fight to preserve existing trees. • High rise developments are built for yield on dollar invested not for amenity. <u>Environmental risk and amenity</u> *Climate change* • Essential that given that Yarra has declared a state of Climate emergency, all or any developments be held to account on this vital consideration. <u>Housing</u> *Affordable housing* • We need more public and affordable housing. <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
194	Community member • Submitted via Do Gooder Campaign	<u>Activity Centres</u> *Height/built form AND Character* • Specific reference to Carlton North. • Concerned about inappropriate development. • Disappointed to learn that further residential developments up to 7 storeys are proposed for some of the strip shopping centre precincts. • Objects to developments which are totally over scale and out of keeping with our area. • Developments of up to 7 storeys in strip shopping centres and 8-14 storeys in the Moderate Change Areas are inappropriate. <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
195	Community member	<u>Built environment and heritage</u> *Building design* • Particularly concerned with the built environment policies and controls. • Concerned about the types of new developments taking place/policies are not strong or appropriate enough to protect the current built environment.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Design and details of several new dwellings do not complement the existing. • Box like extensions jar with existing. • Setbacks are not consistent. • Building materials often do not complement existing buildings/paint colours not in keeping with the character of the area. • Overlooking is often disregarded
196 a&b	Community Group (Save Queens Parade) • Submitted via Do Gooder Campaign	<u>Form and content</u> • Planning Scheme should include reference to the original owners of the land – the Wurundjeri. • 11.03 Activity Centres – refers to 'low-scale', 'low to mid-rise', 'mid-rise', and 'taller built form' without providing a definition. C231 defines building heights more clearly. Essential that there are clear definitions. <u>Activity Centres</u> *Height/built form AND Heritage AND Character* • NACS - Preserving neighbourhood activity centres and the heritage streetscape will encourage economic viability. - If mid-rise is defined as up to 14 floors, it will negatively impinge on highly intact heritage streetscapes. New buildings/additions should conform to the height of the existing heritage streetscape and be 'low-scale'. - Limit further development of residential dwellings above shops in our historic streetscapes. - St Georges Road – no guidelines as to whether low or mid-rise or taller built form is recommended. • MACS - Need to preserve our industrial heritage. - MAC boundary should not be extended to include the Australian Knitting Mills complex just north of Richmond Station. <u>Built environment and heritage</u> *Heritage AND Landmarks AND Urban design AND ESD* • Including an overall objective to preserve and enhance the unique heritage of Yarra would emphasise the importance of heritage. • 15.03-1L: - Taller form buildings must be architecturally sensitive to adjacent heritage listed buildings. - Reference to C231 – preferred (not mandatory) height of 16 storeys for the far eastern end of QP, gives licence to developers to apply for even 'taller form' buildings, with the potential to dwarf the neighbouring heritage listed sites, and to be a blot on the landscape. • 15.01-2L – Landmarks: - Need to ensure that taller built-form developments do not create new landmarks that encroach on existing landmarks. - Need to preserve important existing landmarks, but limit the development of competing new landmarks.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		- A register of existing landmarks could be established, which includes additional landmarks such as the Pinnacle in St Georges Road. • Narrow bluestone laneways contribute to special character of Yarra and provide access to pedestrians. Should not be sacrificed for public sale to developers. • Growing threat of climate change – all new buildings should be carbon neutral and utilise building materials that that are environmentally friendly. • Volume of high-rise buildings which are less environmentally sustainable, should be limited. • Should re-purpose and renovate existing buildings, rather than demolishing them and increasing landfill. • Where possible existing buildings should be modified, for instance with solar panels. • Merri Creek, Darebin Creek and the Yarra – there should be minimal impact of taller form buildings in relation to overshadowing and overlooking these valuable assets. <u>Housing</u> *Affordable housing AND Housing diversity* • New developments with over 50 dwellings should include at least 10% of affordable housing. • Useful to specify a percentage of social housing within the category of affordable housing. • Useful to define social housing and affordable housing. • Policy guideline needs clarification – not evident whether this means 10% within the City of Yarra or within new developments. • Catering for diversity within family structures is helpful – however some existing approved but not constructed tall developments with over 50 dwellings do not confirm to this requirement. How to ensure that future developments meet these guidelines? <u>Environmental risk and amenity</u> *Climate change* • Yarra is commended for declaring a Climate State of Emergency. This should be reflected more directly in C269. <u>Infrastructure</u> *Open space* • Balancing population density with increasing open space is important. Public open space is essential. Dramatic increase in use of parks. Need more green space. <u>Environmental and landscape values</u> • Mature trees should be protected. A tree register should be developed.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
197	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Building design* • Character, heritage and ambience draws people together and gives a sense of community and belonging. • To proceed with the proposed development of Clifton Hill will result in taking out the essence of why we live here and destroys our obligation and care of the past. • Any development needs to be highly sensitive and respectful and responsible to our community and our heritage. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
198	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Keen for Council to prevent high rise developments near my home. There are already an unprecedented number of new apartment buildings recently constructed or being built. • To preserve the community and cultural heritage of Melbourne's oldest suburb I object to C269. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
199	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Please STOP the inappropriate height of developments. It is ruining this beautiful area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
200	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Maintain thriving neighbourhood shopping and activity centres with a diversity of local providers rather than soulless chains. • Meet needs locally. • Village feel is important – that means preserving heritage skylines, protecting views to blue sky and views to key landmarks. It means low-ruse development (maximum 4 storeys in these key centres). Built environment and heritage *Heritage* • Heritage is very important. C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. While there should be some residential development. This should not be at the expense of the ongoing viability, diversity and heritage of our local shops. Environmental risk and amenity AND Built environment and heritage *Climate changes AND ESD* • Yarra has a climate action plan, C269 should reinforce what we hope to achieve in the current climate emergency. It should set out objectives for sustainability in new buildings including: - Minimise high rise buildings (higher than 4 storeys) - Discourage use of gas in housing developments - Encourage adaptive re-use of buildings to avoid demolition. Saves energy. Form and content • Document seems to be missing key elements such as clear understandable objectives and definitions. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Sub no.	Interest	Summary of Submission
201	Community member	Activity Centres *Character AND Height*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Would like to protect the village feel of the inner north by disallowing multilevel developments that dwarf heritage facades and the small shops residents use every day. • Outlook to the sky from local shops and parks is a wonderful (and becoming rarer) aspect of the inner north and should be protected. Transport • Bike paths should be protected, knowing, as we do, the importance of nature on mental health. Built Environment and Heritage *Building Design* • Multi-level developments are incompatible with the unique feel in this area and lead to shadowing and a "tunnel effect". • Areas of Moreland have become extremely ugly/unenjoyable to visit. Don't let the same happen to Yarra. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
202	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *ESD AND Building design AND Urban design* • The number of Greens members on the Council, one would think that their preference would be to make buildings more sustainable, but high rise buildings are not. • Developers should be discouraged from using gas in housing developments. • Council should encourage adaptive re-use of buildings to avoid demolition, save landfill, revitalise neighbourhoods. • New developments need to ensure more open green space in their planning. • Need to protect our laneways, especially the narrow ones. Out to be recognised as publicly accessible spaces, should remain public and not be sold. Environmental and Landscape Values • Imperative that trees in Yarra are protected – heat island effect. Activity Centres *Character* • Value the village feel of our local shops and shopping strips. Small diverse shops are the heart of the community. • 20 minute city has long been an aim for local governments – please continue with this.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
203	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Heritage AND Building design AND Urban design* • Living in Yarra is delightful, thanks to its heritage buildings and sense of community that comes with it. Diversity of heritage buildings, shops, laneways, parks – makes it liveable. • Lockdown/walking – made me realise how ugly some of the new high rise developments are in Collingwood – has changed the character completely, community feeling in parts is no longer there, developments are so overpowering, depressing, unacceptable overshadowing. • Must avoid destroying any more of the heritage and character of Yarra. • Don't just knock down old buildings – repair and adapt them keeping the character. • Laneways should be protected and not sold off. Specific reference to enjoyment of the laneway behind the shops in Queens Parade. • Impact of car access in narrow laneways in close proximity to homes. Please consider this when planning for future development – access to new apartments cannot be via lanes that abut homes. Laneways are not roads. • Trees must be included in new developments, green space is important. • High rise buildings are not sustainable – impact of clothes dryers as there is no place to hang washing. Activity Centres *Character* • Please do not destroy what wonderful diversity and history we have here. • Having a good community and village feel makes us safer. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
204	Community member • Submitted via Do	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Built Environment and Heritage *Building design AND Urban design AND Heritage* • Covid 19 has shown us that 'high rise' is not the way to live nor the way to maintain a healthy society. • Recommends to Council that any additional height developments be limited to 4 storeys. Also new developments be 'green' with communal roof top gardens. • Height limits should be in keeping of the immediate area. No back balconies creating overlooking. • No sell off of laneways. If no car access is possible/agreement from all residents -then use for planting. • Future – does not include the building of any more 8-14 storey buildings. • Aboriginal history – must be acknowledged. Infrastructure AND Housing *Open space AND Location of residential development* • Open space – preserve what little we have. Introducing more 8-14 storey developments thus increasing the population – the area will reach a level that is not sustainable for the few amenities we have in the municipality. Transport • Brunswick Street/St Georges Road should also have a speed limit of 40km (although this may not be in Council hands).
205	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form and Character* • Lives on Queens Parade – seen and experienced the local community and heritage streetscape be highly impacted/overwhelmed by high rise development. • Village character needs protection from any further high rise development. • All future development needs to be low density/shopping strops should not be used for residential development at all. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
206	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Character of Fitzroy is reflected by its historic urban fabric. • Overdevelopment of the area will spoil what attracts residents and tourists to the area. Built environment and heritage

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Building design • My research tells me that high rise over development is health damaging and maximum heights to 5-7 storeys with amenity and space is health promoting. Advocate of higher density but not overdevelopment. <u>Environmental risk and amenity</u> *Interfaces and amenity* • Evidence is clear – there is major damaging health impacts from building on arterial roads due to noise and air pollution. How density is built in these locations requires particular attention to avoid harm for residents. Offers to present on this issue to Council (author of a relevant report). <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
207	Community member • Submitted via Do Gooder Campaign	<u>Activity Centres</u> *Height/built form AND Character* • I don't think that any type of development 8–14 stories will be at all appropriate for Brunswick Street – would not have enough setback to soften height, overwhelm and shadow village type neighbourhood. <u>Other</u> *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
208	Community member • Submitted via Do Gooder Campaign	<u>Activity Centres AND Built environment and heritage</u> *Height/built form AND Character AND Heritage AND Building design AND World Heritage* • Extremely concerned by the mass, height, scale of development that will be permitted under this Amendment. Our human scale shopping strips will change character – lose human scale, light and charm. • At the very least – setbacks from the street must be required above 2 storeys. • Inner suburbs have heritage buildings which large scale developments will overshadow/dominate, streetscape will be lost. • Changes to the Amendment must be made to ensure these sensitive areas are protected. • Fitzroy (Melbourne's oldest suburb) deserves special consideration/protection as a low rise area. Sensitive areas which impact on the World heritage listed Royal Exhibition Building (such as view lines and heights along Gertrude Street/ Marion Lane) must be recognised and protected by the Amendment. • Yarra has a responsibility to ensure height limits in this area are required to protect view lines in accordance with World Heritage values.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• This proposed amendment gives over development the green light – fails to take account of the need to retain liveability, human scale, small scale local shops, setbacks from streets and lane. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
209	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
210	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character AND Heritage* • Most concerned about the bill being proposed to increase unsightly development at the expense of heritage buildings. • 8-14 storey developments appears to be excessive. • Cherishes the diverse character of our local shops/restaurants. Would the to have them forced to close/affected by over development. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
211	Community member • Submitted via Do Gooder Campaign	Activity Centres AND Built Environment and Heritage *Height/built form AND Character AND Heritage AND World heritage* • Fitzroy is an area that has immense heritage value. Particularly the precinct I live in which encompasses a World Heritage Protection Zone surrounding the Royal Exhibition Building and Carlton Gardens. • Recommends that any development: – across Brunswick Street and Gertrude Street be limited to 3 storeys; and – a height restriction of 12 metres or 3 storeys be imposed for all General Residential Zoned areas to preserve the neighbourhood character of this area, – not to diminish the livelihoods of those residents within Neighbourhood Residential Zones abutting this GRZ land;

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		– in Palmer Street, Royal Avenue, Marion Street, Marion Lane and Fitzroy Street be tempered from encroaching on the world heritage value of this precinct. • Every city in the world has an oldest suburb which should be preserved – merely maintaining the heritage facades whilst enabling developers to demolish everything else would be another nail in the heritage coffin. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
212	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character AND Transport/Traffic/Car parking* • Opposes the planned change in height controls for Brunswick Street in Fitzroy. • Mid to low rise building will mean more foot and vehicle traffic, packed trams, fundamental change in the nature of the strip. • Retailers need support and not to be overshadowed and boxed in by large developments. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
213	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Deeply concerned with ensuring that the future of the Brunswick Street shopping strip can be protected as a special place/to experience its particular character. • Part of appeal of Brunswick Street area is its village like atmosphere and human-scale. • Overdeveloping something precious would be shortsighted and wasteful. • So proud of Brunswick Street's character and charm. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
214	Community member • Submitted via Do	Activity Centres *Height/built form and Character* • Excessive height levels considered are completely inappropriate with the neighbourhood character and create dysfunctional outcomes for all involved. • Limit all builds to max 6 stories on main roads in Fitzroy north.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
215	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design* • Concerned about overdeveloped in Yarra. When I compare the types of development that I see in other Councils, wonder why Yarra allows such poor development. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
216	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Heritage* • Have lived in Fitzroy for 40 years – this is the most concerning planning scenario I have seen during that time. • Residents of Fitzroy are tired of continually fighting to preserve heritage. Present council members have an obligation to preserve this precinct. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
217	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height and Character* • Specific reference to Fitzroy North. • Local shopping village that includes Piedmontes and other local small businesses is vital. • Worries me to think about future developments that will undoubtably destroy the appearance and vibe. • Doesn't want to see multi-level developments above these small shops – will detract from the heritage character. • Historically significant buildings like The Pinnacle should be protected. Built Environment and Heritage *Urban design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Very concerned about laneways in my area. Developers attempt to make sole use of these public spaces for their own benefit. • Specific reference to use of laneway and rear of submitter's property. • Need to protect and maintain the laneways for future generations. • Appreciates heritage style shops/quaint verandahs. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
218	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form and Character* • This shopping strip is unusual in that it has remained more or less intact. • Keep parks and Queens Parade site lines free from intrusion of high rise buildings. We don't want any more. Built Environment and Heritage *Building design AND Heritage* • Multi storey development is not only inappropriate to the heritage values of the area but undesirable post Covid. More of these developments would create overshadowing/overlooking in what is essentially a residential area. • Existing high rise developments have not provided for/or have inadequate passive open space. Impact on Edinburgh Gardens during lockdown. Infrastructure *Open space* • Any additional developments would further increase the pressure on existing parks. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
219	Community member • Submitted via Do	Built Environment and Heritage *Heritage AND Building design* • I love the heritage feel of the neighbourhood – needs to be protected. • Development yes but high rise no!

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
220	Community member • Submitted via Do Gooder Campaign	Activity Centre *Character AND Height/built form AND Transport/Traffic/Car parking* • Strongly objects to the proposed changes to the local shopping and coffee lounge precinct in Brunswick Street, Fitzroy, along the area south of Johnston Street. • Proposal to allow buildings to add an additional eight to fourteen stories height above existing structures will radically alter the character of the neighbourhood: - Will bring large numbers of people both day/night - Increase road traffic along Brunswick Street - Greatly increase car volumes in side streets – these narrow streets are already congested, local air quality is often thick with car fumes. - Skyline dominated by concrete and glass towers will destroy the residential atmosphere. Other *Consultation AND Liveability* • Stuck by the insensitivity of the Yarra council to the concerns of local residents when real estate developments are proposed. • Council meetings in the last few years – council's claim of "listening to the community" and "consulting widely" to learn the opinions of local residents has looked more like mere tokenism/empty show of democracy. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
221	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage AND transport/parking/* • Proposed development will be a blight on the overall look and vibe of Brunswick Street. • Street can only suffer from being turned into a strip of high rises and bland shop facades. • Proposal completely ignores the beauty of its many heritage buildings in favour of yet more towering walls of glass and concrete. • Increased traffic will lead to further congestion in an already busy street. Built Environment and Heritage *ESD AND Building design* • I also worry about the impact on the local environment of over-development - pollution (traffic and noise pollution) and in a wider sense the lack of environmental sustainability of modern apartment high rises.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Residences and businesses will suffer from reduced sunlight as high rise developments throw significant shadows. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Form and Content • Concerned about the planning proposal/ hopes that Yarra Council rejects this proposal.
222	Community group (AFADA)	Built Environment and Heritage *Urban design AND Building design AND Landmarks AND ESD* • Reference to existing Strategy 18.1 of Objective 18 – reestablishment of historic street patterns. Developments often consolidate titles including ROW's when the opposite should occur. Historic laneways need to be heritage listed and protected. • Overshadowing of public open space should be based on the winter solstice, not the equinox. Reference to Melbourne City Council strategic work. • Reference to existing Clause 21.05-2, Objective 17 and Strategy 17.2 – the terms "low rise, mid rise and high rise" are ambiguous and open to interpretation. • Impact of above ground carparks is that developments end up being higher than they should be, ground floor commercial space is diminished and it results in poor street level activation. • The practice seems to make trade-offs or compromise with the objectives of BADS – applications should have 100% compliance with BADS. • Where possible public open space in new developments should be at ground level rather than using roof top gardens. • New developments should respect the garden and green character of Alphington and Fairfield by having landscaped setbacks. • Yarra should have a shade sensitive interface for Heidelberg Road. Reference to Ivanhoe Structure Plan (Banyule) that comprises 13 different interfaces. • There has been an emphasis of built elements as landmarks in Yarra, there needs to be recognition of natural landmarks. Example provided. • Yarra should be setting a high environment standard with new developments. The standard should be like the Nightingale Development (72a Station Street Fairfield). Suggests that Nightingale 2.0 development is considered "best practice" in terms of excellence. Activity Centres *Boundary AND Character AND Height/built form*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Concerned about expansion of the Alphington Activity Centre – particularly the inclusion of the site at 582 Heidelberg Road Alphington. • Current Scheme designates Alphington Activity Centre as a NAC. C269 seems to imply that all activity centres in Yarra are the one and same. • Heidelberg Road is not Bridge Road or Brunswick Street. • Hierarchy of Activity Centres must be recognised and maintained. • Reference to 20 minute neighbourhood – every planning application for commercial zoned lots in Alphington (assume the same for most of Yarra) are generally a residential tower with a few retail spaces that are typically gyms or cafes. Effectively valuable commercial space is surrendered to lower value employment opportunities. These outcomes do not contribute to the 20 minute neighbourhood of providing a diverse mix of local employment opportunities. • Commercial lots in Fairfield fronting Heidelberg Road (C2Z) – draft Heidelberg Road Local Area Plan proposes to develop these lots to the same height/density as the C1Z lots in the Alphington NAC – community feels that this is overdevelopment of the C2Z lots. <u>Environmental and landscape values</u> • Yarra Riverbank adjacent to the AMCOR redevelopment site has incurred considerable damage – collapse of significant trees and riverbank slumping. Protection of the river corridors needs to be strengthened particularly with new developments.
223	Community member • Submitted via Do Gooder Campaign	<u>Other AND Form and Content</u> *Liveability* • This is the most depressing and gut wrenching planning scheme change I've ever seen! Alters the whole fabric of Yarra forever in a negative way. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. <u>Built Environment and Heritage</u> *Building design AND Heritage* • High rise buildings block our horizon, overshadow, create a darker environment. • Current developments are ugly/don't fit in with the heritage of the area. <u>Housing</u> *Location of residential development* • The area is already growing too fast and is overcrowded. <u>Transport</u>

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Parking is already too difficult. Environmental and landscape values • Our parklands need to be protected not developed.
224	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *ESD AND Heritage AND Building design* • Residential development should be kept within sustainable limits: size, structure of buildings, keeping the heritage look and feel of this historic area. • Height restrictions around heritage areas should be kept low to avoid buildings dominating the heritage precincts/harming the character of the neighbourhood. • These limits should be strictly enforced. • Strict requirements should be imposed to enforce sustainable developments – ensuring adequate green space is provided/ new developments are carbon neutral or as close to as possible. • Need more trees and living greenery to minimise the heat island/closer to carbon neutrality. Activity centres *Height/built form AND Heritage AND Character* • Protection of Queens Parade – should be replicated across other shopping strips including Brunswick Street and Nicholson Street in Fitzroy North. • Protect neighbourhood village shopping strips including restricting development of the shopping strip properties that are subject to less strict planning restrictions. Includes strict height limits, minimising creation of high rise towers in the village. • Small business shops are an important part of our neighbourhood. • Too many shop fronts are being develop – harming heritage and culturally diverse nature of our community (includes Nicholson Street, Fitzroy/Carlton North). • Protect our important historical buildings from being developed (loss of North Fitzroy Star – terrible moment, Abbotsford Convent, The Pinnacle – part of the history). Retain these buildings/reuse them as something other than apartment complexes. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
225	Community member	Activity Centres *Height/built form AND Character*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Opposed to any amendments to the planning scheme that would facilitate large scale, bulky, high rise development our retail shopping strips and activity centres in Yarra. • What makes Yarra unique, is our historic streetscapes - largely not dominated by tall, characterless buildings. • If overbuilding were allowed to continue – unique character would be lost/area would be assimilated into the CBD. • Trust that you will protect what we have – ensuring visually dominant buildings over 3-4 storeys no longer continue to be built.
226	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design AND ESD* • Very concerned about the scale of development in Yarra and fear C269 will irrevocably change the amenity by potentially increasing the scale and height of developments in what are traditionally low rise areas. • Large developments on main roads impact on low-rise amenity behind them (overshadowing and impact to garden amenity). • Large scale developments have a huge carbon footprint – concrete is a major contributor to climate change. • If Yarra is serious about becoming carbon neutral/tackling climate change then I urge Council to drop this amendment.
227	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height AND Character AND Transport/Traffic/ Car parking* • Significant height and development protection was won for Queens Parade – seems this protection is already being rescinded by C269 which I strongly object to. • This shopping strip is almost becoming unique due to Yarra's seemingly lust for high rise development. • Queens Parade/Smith St gasworks site – surely that is enough residential development in this area. • Roads in this area will be congested even more because of this development. Built Environment and Heritage *Building design AND Urban design* • Having car access to the areas noted for moderate or incremental residential developments on rear or side laneways – I strongly object. • Majority of areas noted for moderate or incremental change to residential development are on major roads with public transport but adjacent to residential properties separated only by laneways: - Why when PT is a major reason for putting the developments along these roads is there a need for car access to these developments? - Thought Yarra was attempting to stop people using cars – so why is there even provision for residents of these developments to own/use/garage cars? - If these developments must have car access put it on the roads they front. • All this Amendment does is put more traffic onto the surrounding residential streets for the laneway access, which reduces the safety and amenity for those residents.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• No consideration for the residents whose properties are on the laneways and use them for pedestrian access/windows overlook the laneways. • For the people of Yarra who live near main roads this Amendment is certainly not about sustainability, heritage or their amenity. It is about creating huge canyons of overdevelopment/destruction of residents' amenity. Other *Consultation AND Liveability* • Perhaps a longer and more consultative period about C269 should take place. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
228	Community member	Activity Centre *Character AND Height/built form* • Believes the Brunswick St Area is a unique pedestrian haven, excellent for shops, restaurants, cafes, adults, families, and cyclists. • Over development in the form of 5+ storey apartment blocks would damage the historic aesthetic and unique culture of Fitzroy/ making its iconic Brunswick St less distinctive and attractive. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
229	Community member	Built Environment and Heritage *Heritage* • Believes that the heritage policies and provisions need to be strengthened in C269 if Yarra is going to protect its built heritage.
230	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage AND Activity Centres *Heritage AND Building design AND Height/built form AND Character* • Wants to ensure that any planning scheme has strong guidelines and protections. • Heritage creates character and community. • Welcomes the opportunity through low-rise and sensitive development for more people to call Yarra home. But if the planning scheme recommends buildings of 8-14 storeys in areas earmarked for moderate change, the things we love about our village – its heart, soul, skyline, heritage will be lost forever. • Need to protect: - Diverse and low rise heritage shopping strips. - Parks and open sky, not overshadowed by high rise buildings

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		- Historic bluestone laneways, not allowed to be sold. - Heritage streetscapes in our low-rise local shopping strips and residential areas, such as Brunswick Street, need to be protected from overdevelopment. - Areas of significance to First Nations peoples should also be honoured and protected. • Recommendation for 8-14 storeys in moderate change areas needs to be reduced. <u>Other</u> *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra. <u>Form and Content</u> • Strong planning scheme with clear, unambiguous guidelines is required.
231	Community member	<u>Activity Centres</u> *Boundary* • Rathdowne Street Activity Centre (south) between Fenwick Street and Princes Street. (North Carlton). • Amendment C269 proposes it to be designated as a Neighbourhood Activity Centre (NAC). • Strongly opposes the designation of Rathdowne Street Activity Centre (south) as a Neighbourhood Activity Centre for following reasons: – Development expectations increase values and force out existing small businesses – NAC designation would threaten its viability. – Is successfully functioning as an excellent LAC. – Covered by a heritage overlay – it is therefore inappropriate to encourage 'incremental' development and heights of development would need to respond to the height of adjoining development. – Is a totally different order of activity to Gertrude Street and Johnston Street centres that are also NACs – Very different catchment from these larger centres – local catchment and different functions – lower order shops – It is by far the smallest of all the NAC's proposed. The inclusion of Curtain Square makes it look bigger than it is! – The Strategic Framework Plan does not show nearby centres beyond Yarra, so it looks as if this corner of Yarra is not serviced by larger centres. It is, however, between, and within walking distance, of significant centres Sydney Road/Barkly Square and Lygon Street in Brunswick and Elgin Street/Lygon Street in City of Melbourne. • Recommends designating Rathdowne Street Activity Centre (south) (between Fenwick Street and Princes Street) – as Local Activity Centre to support its important local function and underpin its continued success. • The comments about Rathdowne Street also apply to Nicholson Street North: – Although it is slightly larger than Rathdowne Street, retail activity is almost entirely on the west side. The 'activity centre' is significantly smaller than appears on the map.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		– Has suffered considerably recently due to firstly tramway works and then COVID-19 and a number of retail units are currently vacant. – Covered by a HO – therefore inappropriate to encourage 'incremental' development and heights of development would need to respond to the height of adjoining development. – NAC would further threaten its viability. • Recommends designating the Nicholson Street Activity Centre (north) as a Local Activity Centre to support its important local function and contribute to its rejuvenation. <u>Housing</u> *Location of residential development* • Strongly opposes designation of 'incremental change' in Rathdowne Street Activity Centre (south). This should be 'minimal change'. - Change should be restricted to single or town house type dwellings on individual lots. - Does not support 'smaller scale apartment development' or whatever scale. • Opposes 'incremental change' designation on the west side of Nicholson Street (Carlton North). Should be 'minimal change'. • Queens Parade Activity Centre should be designated 'incremental change'. Submission includes detailed tracked changes to proposed Clauses 02.04 Strategic Framework Plan, 13.07-1L Interfaces and amenity, 15.01-1L Urban Design, 15.01-2L Building Design, 15.03-1L Heritage, 16.01-2L Location of residential development and 16.01-4L Housing affordability.
232	Community member	*Same as Submission No. 222*
233	Community member	• Registering opposition to the development.
234	Community member	<u>Built Environment and Heritage AND Activity Centres</u> *Heritage* • Submission includes attachments of photographic images of street verandahs as examples - to be reinstated. Submission includes detailed tracked changes to proposed Clauses 02.02 Vision, 02.03 Strategic Directions, 11.03-1L Activity Centres, 12.03-1L River corridors, 15.01-2L Landmarks, 15.02-1L Environmentally sustainable development, 15.03-1L Heritage and 19.02-6L Open Space. *Note: Submitter made an earlier submission separate submission - refer to #12

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
235	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage AND Activity Centres *Building design AND Height/built form* • Proposed amendment, allowing up to 14 storey developments, will, regardless of any suggested caveats and safeguards, be used by developers, to maximise their short term profits, at the expense of the city's amenability. • Well past time for Yarra to introduce a strict height limit. Liveable cities of the world have understood this and introduced strict height limits. • Would like to see a strict, 5-6 storey limit imposed across Yarra.
236	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design* • This over development is going to far and too high/fundamentally changing the landscape of Yarra which is irreversible. • Higher buildings is more dense living which we do not have supporting infrastructure for unless you put up rates again/Yarra has some of the highest rates already. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
237	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • Supports retaining the character of streets like Brunswick St as magnets for shoppers. • Does not want to see character areas replaced with modern multi storied blocks. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
238	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Understands that there is a need to have more housing and services as the population grows but is making this submission to ask that everyone and council especially help to ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips so they can continue to benefit us all for another 100+ years.
239	Community member	Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Please stop the excessive permission for so many high rise buildings. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
240	Community member	Activity Centres *Character/built form AND Height* • Needs to be recognition that St Georges Road features a much loved and used village which includes the local landmarks of the Pinnacle hotel and the fabulous new library. Submission includes further dot points for consideration. • Nicholson Street, North Fitzroy – Submission includes further dot points for consideration. • St Georges Road and Nicholson Street Activity Centres require a Design and Development Overlay to ensure protection for the significant heritage low rise shopping centres and to provide a guide for appropriate and sensitive residential and commercial development. <u>Housing</u> *Location of residential development AND Affordable housing* • Minimal, incremental, moderate and high – there are not transparent easy to find definitions of these terms. • There needs to be definitions of both social and affordable housing and provision for both included. • Definitions and targets need to be defined. <u>Built Environment and Heritage</u> *Heritage AND Urban design* • Could be improved by including Objectives. • Strategies should be reordered to better structure the document, should begin with strategies for conservation. Definitions are required. • Laneways need to be recognised as part of the public realm. Submission includes detailed tracked changes to the proposed Clauses 11.03-1L Activity Centres, 16.01-2L Location of residential development, 16.01-4L Housing Affordability, Heritage 15.03-1L, 12.03-1L Yarra River, Darebin and Merri Creek corridors.
241	Community member • Submitted via Do Gooder Campaign	<u>Activity Centres</u> *Height/built form AND Character* • There is already too much high development and it is ruining Johnston and Smith Streets. Can't change these charming local streets with quaint shops and eateries into city style wind tunnels with no soul. • No developments about 4 storeys. Keep everything human scale. No massive buildings.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
242	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Building design* • In favour of increasing population density in a planned way, but 8-14 storey limit is wrong for many reasons, not least light, aesthetics. • Great cities of the world have lower limits for these reasons. • Limit should be 6. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
243	Community member	• *Submits they are in complete agreement with the AFADA Submission regarding the proposed Amendment C269. (Submission222)*
244	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Heritage* • Main contributions relate to the historic Richmond Hill precinct. Need to place a stronger more binding heritage overlay over this area. • Councils like Moreland have a strong HO that clearly stipulates planning laws such as the minimum section that must be preserved of historic houses. Built Environment and Heritage AND Transport *Building design* • Historic Richmond Hill area and surrounds (including Cremorne) are not built for dense high rise developments. • Since redevelopment of Punt Road/construction in Cremorne - dramatic increase in vehicles using the little historic, essentially one way streets of Richmond Hill to cut through to Punt Road. • This high volume of traffic is unsustainable/stress to the residents of the area. • Traffic survey has not been completed. • Narrow streets cannot support multi storey development. • Aesthetics and amenity need to be preserved. • Greening the buildings is needed

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Infrastructure • Building more bike paths and parks is needed. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
245	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage AND Character* • Would like to see the heritage of our retail shopping areas maintained. • Important to keep the diversity of local and individual small businesses. • Over development of these areas will lose our heritage. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
246	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Does not support new buildings above 6 storeys in or around any of our shopping strips or local neighbourhoods. Built Environment and Heritage *Heritage* • Submits that Council should preserve, and value, Yarra's heritage. More street trees, low rise re-development and protection of what we have. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
247	Community member • Submitted via Do	Built Environment and Heritage AND Transport *Building Design AND Urban design* • Issues I see important for consideration are: – Quality of design/providing reasonable quality of life.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	– Sound minimisation, access to light, minimum standards of material. – Encouraging minimal use of cars. Including bicycle storage in design, minimising car spaces. – Develop and protect public space. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
248	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Requests that C269 be rejected. • Making submission to fight for Yarra's liveability as well as its diverse and vibrant heritage shopping strips. Built Environment and Heritage *Building Design and Urban Design* • Increased density of housing brings in more people however quality of life of towers and mid level development will destroy the neighbourhood. Activity Centres *Height/built form AND Character* • Raising heights above what is currently in Brunswick Street, will create another dark soulless and treeless space.
249	Community member	Activity Centres *Height/built form AND Character* • Local action group told me that the C269 documents mean that council would be promoting 8-14 storey apartments along Brunswick Street. Couldn't see where that is in the documents, although note that the documents are subjective/give a fair bit of discretion. • Recognises that Yarra needs to carry its weight in housing our growing population. • Important to maintain the character and vibrancy of Brunswick, Smith and Gertrude Streets – vital and unique commercial precincts. • Visual amenity is important – huge shame to see any of these streets turned into canyons, with Victorian shopfronts backed by large developments. • C269 should include some controls on height (i.e. 5 storeys) and setbacks on these key streets.
250	Community member	Built Environment and Heritage *Building design AND Heritage*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Specific reference to Fitzroy. • Finds it extremely distressing that 8-14 storey buildings might be built with little thought to the impact on light and liveability of the surrounding homes. • Idea that preserving the façade would somehow compensate is just offensive. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
251	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/built form* • Values the village feel of Yarra. Likes to shop locally, diversity of shops. • Don't want it to be overshadowed by high rise buildings. • Queens Parade is an important cultural landmark - needs to be preserved. Built environment and heritage *Urban Design AND Building design* • Appreciates the diversity of housing. • Laneways are important to our culture - need to be preserved. Infrastructure *Open space* • Green space needs to be preserved for the future. Housing *Housing diversity AND Affordable housing* • Important to have a mixture of different sort of housing and affordable houses.
252	Community member	Activity Centres *Character AND Height/built form* • Needs to be recognition that St Georges Road features a much loved and used village which includes the local landmarks of the Pinnacle hotel and the fabulous new library. Submission includes further dot points for consideration. • Nicholson Street, North Fitzroy – Submission includes further dot points for consideration.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• St Georges Road and Nicholson Street Activity Centres require a Design and Development Overlay to ensure protection for the significant heritage low rise shopping centres and to provide a guide for appropriate and sensitive residential and commercial development. Housing *Location of residential development AND Affordable housing* • Minimal, incremental, moderate and high – there are not transparent easy to find definitions of these terms. • There needs to be definitions of both social and affordable housing and provision for both included. • Definitions and targets need to be defined. Built Environment and Heritage *Heritage AND Urban design* • Could be improved by including Objectives. • Strategies should be reordered to better structure the document, should begin with strategies for conservation. Definitions are required. • Laneways need to be recognised as part of the public realm. Submission includes detailed tracked changes to the proposed Clauses 11.03-1L Activity Centres, 16.01-2L Location of residential development, 16.01-4L Housing Affordability, Heritage 15.03-1L, 12.03-1L Yarra River, Darebin and Merri Creek corridors.
253	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Building design* • Heritage buildings and landscape are what locals love and cherish. • Must preserve a Heritage landscape to share and maintain for future generations. • Don't want Yarra to be over run and over shadowed by high rise concrete structure available elsewhere. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
254	Community member • Submitted via Do	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • The local street scape will be destroyed, parking rendered impossible and over population will be stressful for everyone.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	
255	Community member	Built environment and heritage *Building design AND Landmarks* • In the context of planning - the term 'amenity' is poorly defined. • New high rise office and apartment developments only consume the amenity of existing residents and small businesses. • Developments should be restricted in size depending on compliance with the provision of minimal facilities per development "unit" or floor space. Facilities might Include - areas of garden or open space, number of onsite car parking. • In areas adjacent to those defined by an historical overlay the height of developments should be limited to 5 storeys to minimise obstruction of the sky line and visual bulk. • To prevent a sense of alienation and reduce visual blight the maximum height of new buildings should be restricted to 30 metres, not matter their location In the City. • Ensure an adequate supply of car parking that is appropriately designed and located. • Specific reference to an additional landmark - Bryant and May building and tower In Church Street. Transport • Concerned about the Impact of reduction in the provision of car parking. Essential part of our amenity is our access to transport. Would like to see the objective of Clause 18.02-4S of the Local Planning Policy which provides guidelines on car parking, actively promoted in the consideration of planning Issues. Activity Centres AND Form and Content *Boundary* • Given the prominence and the Impact of "activity centres" I am concerned about the very loose prescriptions on their development and the lack of definition in the strategies. • That area of the Swan Street Activity Centre on the northern side of Swan St should be excised from the Major Activity Centre and thus provide a buffer between the commercial activities (particularly entertainment venues) in Swan St and adjoining residences. Its definition as a Neighbourhood Activity Centre would be appropriate. • To protect a human-friendly ambiance, and prevent the creation of a virtual canyon, all multi-storey developments by virtue of their size and visual impact should be well set back from Swan St.
256	Community member • Submitted via Do	Activity Centres *Character* • The current landscape in Queens Parade needs to be preserved without any buildings above.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Infrastructure *Open space* • Preservation of green spaces is vital. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
257	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Heritage AND Building design AND Landmarks* • Yarra's nineteenth century character is at risk of being overwhelmed by development of a scale and density that has little regard for the future liveability. • Need to preserve more than just façades. • Fitzroy's built heritage and sight lines and character should not be further undermined. • Additional views/landmarks included in submission. • Planning scheme needs to be explicit about our cherished heritage and how it Is protected. The current draft does not do this. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
258	Community member	Form and content • While there is much that Is admirable about the proposed Strategic Plan, it suffers in parts from ambiguity and vagueness which needs to be clarified and tightened to avoid future problems. Infrastructure *Open space* • Council could make it a requirement that any new large or medium-scale development Include the creation of a coherent and greened new public open space proportional in size to the site's planned Increase in population density. • Council could seize this rare opportunity and categorise some (if not all) of the areas of Yarra is has labelled 'uncategorised' in the Strategic Plan maps as designated 'open space' instead. • The crucial thing is that any approved Strategic Plan contains clear descriptions of the means by which such highly-desirable, Indeed necessary, aims are to be achieved. • I can find no detail in the plan to support the stated aim of increasing existing public open space.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
259	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height* • Concerned about over development. • Council appears not to be listening to its residents - recent Brunswick St consultations have been a tick box exercise with few actions proposed by the focus groups having been enacted. Transport • Totally inept parking and Infringement system, there has been no communication, nor transparency around how parking will be managed in an already congested area.
260	Community group (Merri Creek Management Committee)	Environmental and landscape values • Biodiversity: - Strengthen the references to using local native plants in revegetation work. - Include references to understorey planting. • Water corridors: - Establish a continuous wildlife habitat, refuge and movement corridor with limited public access along one back of each waterway. - Consider using Merri Creek Management Committee (2004) *Understanding Planning Issues along the Merri Creek & Policy: Development Guidelines for the Merri Creek*, as a reference document. Infrastructure *Open space* • The policy dealing with land contributions should include a reference that where land adjoins a waterway the contribution should be as land which is added to the waterway corridor. General preference for cash contributions should on the Open Space Contribution Plan in some precincts should not apply where the land adjoins a waterway. Form and content • While outside the scope of C269 – urges Council to advocate for a careful resolution of the proposed permanent controls along the Yarra River corridor. • Keen that new controls generally similar to the Yarra River corridor interim provisions be prepared for Merri Creek, Darebin Creek and other Yarra River tributaries. Submission includes detailed tracked changes to the proposed Clauses 12.01-1L Biodiversity, 12.03-1L Yarra River, Darebin and Merri Creek Corridors and 19.02-6L Public Open Space Contribution.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
261	Community member • Submitted via Do Gooder Campaign	Activity Centre *Character AND Height/built form* • Value and shop at our local shops in Clifton Hill and Queens Parade - also Fitzroy and Collingwood shopping strips. Support buying local and supporting diverse small businesses. • Concerned about development Impacting on the vibrancy and diversity of the shops. Built Environment and Heritage *Heritage AND ESD AND Landmarks AND Building design AND Urban design* • C269 should have clearly listed heritage objectives to preserver and conserve heritage. • Street verandahs should be retained. • Views from our streets and lanes should ensure visibility of the heritage buildings against the blue sky. • Think that new buildings should be more sustainable - high rise buildings are not. • C269 policy should encourage adaptive re-use of buildings to avoid demolition. • Only 16 nominated Landmarks. The landmark policy does not protect the Landmark, it protects the views to it. • Submission Identifies suggestions for additional landmarks. • Hopes that C269 will include planning to preserve and add green spaces and trees and include good maintenance plans to current and new trees and green spaces. • Need to protect our laneways - should not be sold. • High rise buildings impacting our parks with overshadowing, removing views of heritage skyline should be prevented in the scheme. • Open spaces in winter need minimum of five hours sunlight. Environmental risk and amenity *Climate change* • Yarra has declared a Climate State of emergency which is not reflected In C269. Housing *Housing affordability* • 10% minimum should be Increased and well planned in the style and quality of build. Environmental and landscape values

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Meeting of Merri Creek with the Yarra at Dights Falls and the Aboriginal Park and Connections are wonderful places - these and avenues of trees, stands of native trees and heritage elements such as gazebos should all have protection in the planning scheme. • Would like the planning scheme to ensure the creek corridors are managed and protected and not allow development along these corridors. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
262	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • Having clean public toilets open during daylight hours in every park and shopping centre/strip should be mandatory. Form and Content • Proposed policy lacks definitions of technical terms. Should be an accompanying document - well-Illustrated guidelines in plain English to support the new policy. Built Environment and Heritage *Heritage AND Urban design AND Landmarks AND Building design* • C269 should have clearly listed heritage objectives to preserve and conserve heritage. • Wants views from our streets and lanes to ensure visibility of our heritage, particularly landmark buildings against the blue sky from all directions. • Make sure that all landmark buildings are protected, many more than the palty 11 on your map. • Entrances to new blocks of flats must not be hidden behind new shops or require entry through shops to access the living areas. Infrastructure *Development contributions* • Developer contributions to public amenity must be compulsory and cannot be traded away, put into a special fund for use by Council to be used to create more green space and more public toilets and water fountains, including taps for refilling bottles. Transport

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Good pedestrian access to safe road crossings and wide footpaths to accommodate pedestrian traffic safely along with the café outdoor seating Is necessary.
263	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
264	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
265	Community member	Activity centres AND Built Environment and Heritage *Height/built form AND Building design AND ESD AND Urban design AND Heritage* • Concern that the proposed activity centres are all still excessively large in terms of height and density. • Recognise that some taller buildings are required but these need to include welcoming street frontages, sensible planting or mini gardens, various textures, verandahs and some shade for passing traffic. • Buildings should have recessed heights, decreasing as they reach up rather than be cube/box styles. • Building height guidelines must include all roof terraces and air conditioning/solar/maintenance units or requirements. • Urge Council to reduce the areas allocated to be major activity centres and consider that Neighbourhood Activity Centres be the largest building size allowed. • Changes within NAC need to be minimal to incremental change. • MAC's within the proposed planning scheme are too high and lack step down to residential terrace homes. • Preserve our low buildings and treescape. • Hight of new developments must be in sympathy with nearby residences and be set back to allow access to light and views. • New buildings should include solar panels and as many green features as practical. • All new buildings should be encouraged to include roof gardens and residential access to open clothes drying. • Discourage and avoid signage which emits light constantly. • Recognise and retain historical signs. • Bluestone laneways and other laneways - must be retained as open space for all and not incorporated into commercial centres. • Submission includes specific reference to buildings/locations that are significant and need preservation.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Preserve: - heritage - Community by retaining walkability - low rise - Enhance green space - not just trees - preserve views of heritage -preserve views of sky, day and night and longer vistas. <u>Infrastructure</u> *Open space* • Planting and retaining trees is optimal but so is creating and preserving open green space. Small or mini parks to be encouraged. Include them as part of the NAC. <u>Built Environment and Heritage</u> *Landmarks AND Urban design* • Submits that there need to be more landmarks and views included in the planning scheme. • Submits the need to: ○ Preserve and respect the heritage of the City of Yarra ○ Preserve community by retaining walkability of the City ○ Preserve low-rise ○ Preserve and enhance the green spaces – not just trees ○ Preserve views of heritage ○ Preserve views of the sky, day and night and the longer vistas (ability to see over to Kew or the CBC) • Submits that Yarra will become known first for its preservation of low rise rather than multi-storey apartments and offices. <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
266	Community member	<u>Activity Centres</u> *Boundaries AND Height* • Map in the Strategic Framework Plan shows the mixed use pocket behind Richmond Train Station (bordering Stewart, Botherambo and Tanner Streets) as being included in the Swan Street Activity Centre, however the Activity Centre Plan for the

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		area excludes this pocket. This discrepancy needs to be fixed. My Interpretation of the intent of the amendment is as per the detailed boundaries indicated in the Activity Centre Plan for the area. • To further preserve the character of this specific pocket, the strategic plan must include height restrictions to ensure that the current 'natural' graduation in height is preserved. • Reference to mid-rise buildings in major activity centres needs to be defined more clearly. Mid-rise in this context should be no more than 5-6 storeys. We do not want to see any more high-rise buildings over 6 storeys in the Swan Street Activity Centre. <u>Built environment and heritage</u> *Building design AND Heritage AND Urban design* • Strategic Plan should set out clear guidelines for the type of buildings that are complementary to the local neighbourhood and prevent the construction of out of context buildings that are 'white elephants' within the historic Richmond neighbourhoods. • Submission includes reference to specific buildings in Richmond that should be recognised as part of Richmond's heritage. • Amendment needs to protect parks and open spaces from overshadowing by new developments.
267	Community member	<u>Built environment and heritage</u> *Heritage* • Concern relates to the status of laneways being part of the public realm or not. • Reference to C231 decision to exclude laneways from the public realm. Decision had significant ramifications for he site at 390A Queens Parade. • Requests that: - The public realm be clearly defined - Laneways be reinstated to the public realm for all of Yarra, or - Failing 2 above, that wording of the proposed amendment be altered to specifically ensure the protection of heritage buildings which only have laneway frontages. Submission includes detailed tracked changes to the proposed Clause 15.03-1L Heritage.
268	Community member	<u>Other</u> *Liveability* • Suggests the planning scheme should better reflect community use and have a second stream for considering activities of a different nature. • Recreational and fundraising activities invited by the land use for occasional use needs a simpler more affordable process for application.
269	Community member	<u>Built environment and heritage</u> *Building design* • The amenity, cultural diversity and heritage of the municipality is at stake with over development and inappropriate height.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
270	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Proposed amendment will result in massive overdevelopment in a unique heritage area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • The liveability of the area, starting with the Piedmonte development will be detrimentally impacted by increased traffic, light and space reduction, making it difficult for residents to attend to their shopping and other needs.
271	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • Objects to the threat of overdevelopment.
272	Community member • Submitted via Do Gooder Campaign	Built Environment and Heritage *Height* • Concerned about height changes - will turn Yarra into a Docklands type suburb. Other *Consultation AND Liveability* • Submits that council is not representing or consulting with the community. • Council should be ashamed - totally unrepresentative of the community/ no talk of this before the elections. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
273	Community member	Activity Centres *Character* • Has lived in Fitzroy for 17 years. Do not allow this. Whole nature of the area will change.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
274	Community member • Submitted via Do Gooder Campaign	Housing *Location of residential development* • The tying of development to three levels of "activity centre" Is commendable. However, directing growth and development to high and moderate change zones clashes with some of the Amendment's objectives. For example, allowing apartment buildings 8-14 floors high (as contemplated by the Scheme) flies in the face of objectives of sustainability, heritage and liveability. Built environment and heritage AND Activity Centres *Building design AND Character* • Concerned about apartment buildings and impact on character and sustainability, visual Impact - at odds with the heritage low rise shops lining the streets of the zones designated "high" or "moderate" change. • Queens Parade outcome - no logical reason why the results of that in-depth study should not be adopted Yarra-wide. Environmental and landscape values • Commends the inclusion of environmental considerations. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
275	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage* • Concerned about the many attacks on the historic/heritage scale of the residential and strip shopping areas of Yarra. Built environment and heritage *Heritage AND Building design AND ESD* • There should be policies to protect and enhance tree cover particularly those on building blocks and no net loss of open space. • The need to protect heritage neighbourhoods, individual buildings, streetscapes, skylines and view lines. • Sustainable development as a prerequisite for all new developments/alterations. Housing *Affordable Housing* • Requirements for affordable housing to maintain Yarra's traditional community mix. Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Thank-you for this opportunity to contribute to the future of Yarra.
276	Community member	Built environment and heritage *Building Design AND Heritage* • Specific reference to Gore St, Fitzroy. • Concerned about some planning decisions and the design and built quality of new development. • Perhaps Council should take more of a lead in design for certain areas. • Facadism is also a concern - often these buildings would be better off destroyed as the new construction pays no respect to its design or history. Environmental and landscape values • There is some imagination in the street trees for some locations but in others it seems arbitrary. Drip irrigation or storm water harvesting could be used to water trees. Activity Centres *Height/built form AND Character* • Johnston Street, Fitzroy - turning into a hodgepodge of mid rise apartment buildings with no context to their surroundings. Should be strict height limits, setbacks and basic design features to give the street more of a cohesive look. Form and content • Would like to see that these guidelines are designed not be overturned at VCAT.
277	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Landmarks AND Building design AND heritage* • The uniqueness of the pedestrian and vehicular approach to the Yarra along Johnston Street and the need for protection of this landmark view: - Instead of supporting increased development along either side of the so-called "Hoddle Boulevard", developers have "emphatically moved in" on Johnston Street. - Can't think of another example In Melbourne's inner suburbs, of such a magical and unique convergence of both gently undulating topography and natural beauty, interacting with existing vehicular and walking public roads to provide such as lovely approach to one of the few remaining green lungs in the inner suburbs. - Should be listed as a protected natural view. • Heritage Overlay over Charles Street Precinct (HO303) - could Council not go beyond the standard paint controls etc towards a more detailed and imaginative vision for how it sees different heritage areas? • I can see the route from Vic Park Station, Skirting Victoria Park (home of the historic Collingwood Football Clun), Stafford St, Valiant St, through to the Convent conceptualised as a heritage walking route.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Activity Centres *Height/built form* • Concerned about current Design and Development Overlay which applies to Johnston Street - has sanctioned the gradual "Grand Canyon-isation" of Johnston Street. • Concerned about maximum building height limits mandated for Johnston Street Precinct East. Little care seems to have been paid to the formulation of appropriate heights especially along "sensitive residential Interfaces". • Council needs to be clearer in articulating the precise extent of urban change in local neighbourhoods especially those interfacing with key thoroughfares in activity centres and managing development along these sensitive residential interfaces. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
278	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
279	Community member	Built Environment and Heritage *Heritage AND Building design AND Urban design AND Landmarks* • Specific reference to Lennox Street, Richmond, just north of Swan Street. • Concerned about the effects of change in this part of Yarra. Heritage is undervalued and the actual community feel is being eroded by overdevelopment and substandard design. • Unique and intrinsic character that attracts those who choose to live, work and visit here is being replaced by a high-rise generic branded city that is without history, unique character and amenity. • Our laneways need protection and should remain in the hands of the community and continue to be publicly accessible. • List of landmarks are token in nature. To have only 16 listed buildings is negligent. • Where the heritage residential streets are predominantly single storey, to suggest that mid-rise buildings should be 5-6 storeys is amenity affectingly too high. • 4 storeys should be the maximum. • Worried that the tall buildings are adding a token tree, potted plant rather than employing more sustainable practices.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Designing multilevel basement carparks encourages car use rather than public transport. Parking should be for disabled and delivery. • Green open space needs to be designed at planning stage and made a requirement for city cooling. • Too much green space being replaced with buildings. Green space (more than a token effort) needs to be a listed requirement of new developments. Activity Centres *Height/built form AND Boundary* • Property borders Mixed Use Zone/ Botherambo Street. Lennox Street will be unprotected from views of the 7 storey block long development proposed to be built in this adjacent zone. Need to ensure visibility of the heritage streetscapes against the blue sky rather than overshadowing high rises. • C269 shows maps that indicate that this Mixed Use Zone is to be incorporated into the Swan Street Activity Centre. If this is the case I do not believe that this has followed proper process and as such should not be considered part of the Activity centres. • It is not an activity centre it is predominantly residential (approx. 65%). More characteristic of a residential zone. Form and content • Amendment concerns me - it is poorly documented to the point of being quite misleading in parts. Expected the maps to be clear and correct. They are not. If I had not cross-referenced them I could have been given false information. • The document does not give a list of definitions. It is confusing to read because there is no consistency. There should be a glossary of terms. • Document needs conversion to plain language.
280	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • Concerned that the proposal will lead to overdevelopment and reduce the amenities available to residents that currently live in the area.
281	Community member	Activity Centres *Height AND Character AND Transport/ Traffic/ Car parking* • Specific reference to Alphington. • Old Paper Mill site - concerned that without strict guidelines, developers will use it as a precedent to convert the commercial zones along Heidelberg Road into large apartment buildings and this will have a detrimental Impact on the suburb. • Mandatory height restrictions in these activity centres would go a long way.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Impact of development on traffic flow, parking, public transport also needs to be considered to make sure that the character of these suburbs is maintained. Built Environment and Heritage *Landmarks AND ESD* • Submission includes suggestions for additional landmarks. • Sustainability - tighter guidelines should be part of the updated amendment.
282	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Concerned that 8+ storeys on Brunswick street will overshadow, create a wind tunnel and be unpleasant. • There are many empty shopfronts that need to be made attractive and welcoming and bringing people from across the city. • Supportive of lower rise developments – provide amenities and housing in a sustainable way and retains the character. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
283	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Character* • Low-rise local shopping strips (St Georges and Nicholson Street) are important to the community. • Any new residential or commercial development needs to respect and be sensitive to this very special local environment. Built environment and heritage *Building design* • Certain there would have been little opposition to the Piedmontes redevelopment if it was a well designed 4 storey residential/commercial development that would not overwhelm the historic low-rise village.
284	Community member	Activity Centres *Height/built form AND Character* • Fully support AFADA submission. • Specific reference to Alphington • Concerned with: – Loss of green space, over use of Alphington Park and sports field – Increased population impacting the primary school – Loss of neighbourhood feel (character)

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		– Loss of sky views due to larger buildings. • Does not object to reasonable development – but believes that Heidelberg Road (on both sides) should be restricted to no more than 5 storeys. • Submits that overshadowing measures should be taken from the winter solstice.
285	Community member	Form and content • Amendment lacks detailed planning guidance for managing residential development. • Language is vague about built form outcomes for the different locations. • Clearer language with maximum building heights for the proposed higher change, moderate change, incremental change and minimal change areas is critical. Housing *Location of Residential Development* • The Strategic Framework Plans fails to take into account the strategic and physical context of the locations. Activity Centres AND Form and Content *Boundary* • Exhibited 11.03-11 Activity Centres clause merges the different activity centres, ignores their different roles and classifications and does not align with state policy. Council should review the language/ensure that the intended meaning is clear. • Needs guidelines in plain English to avoid confusion. Built Environment and Heritage *Heritage* • Exhibited 15.03-1L Heritage - This Clause requires meaningful objectives. The new strategy has a single sentence regarding new development. It should be replaced with a strategy for conservation before dealing with new development. Uses inconsistent language - ought to retain the definitions of the current policy. • Laneways should not be exempt but part of the public realm.
286	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form AND Transport/ Traffic/ Car parking* • Not in favour of 8-14 storeys in shopping strips. • Height will create a canyon and overshadowing effect on the areas. • There are other places in Yarra where taller buildings would not have an undue Impact. • Another issue - parking for those visiting taller buildings. More demand for parking in our shopping strips is the exact reverse of the favourable effect of the kerbside cafés currently being developed.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
287	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Please respect the heritage values of Fitzroy. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
288	Community member	Built Environment and Heritage *Building design AND Heritage AND ESD* • Lack of continuity and holistic planning when it comes to developments. For example in my area there are over 15 developments in planned or in development in 500 metre radius. • protection of heritage buildings needs to happen. • Concerned about impact of new development on Yorkshire Brewery Brew Tower. • Sustainability needs to be taken seriously in developments. Council should look at plant farm buildings in closed loop modules instead of office blocks.
289	Community group (Yarra Climate Action Now)	Form and content • Whilst generally we think the proposed changes to the Planning Scheme move in the right direction we are concerned that often they are aspirational rather than enforceable and lack the sense of urgency that our current climate crisis demands. Submission includes detailed tracked changes to the proposed Clauses 12.01-1L Biodiversity, 12.03-1L Yarra River, Darebin and Merri Creek corridors, 15.01-1L Urban Design, 15.01-2L Building Design, 15.02-1L Environmentally sustainable development, 16.01-2L Location of residential development, 16.01-3L Housing diversity, 16.01-4L Housing affordability, 18.02-1L Sustainable transport, 18.02-3L Road system and 19.03-5L Waste.
290	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character* • New planning scheme would ruin the look, feel and uniqueness, "Fitzroy vibe" of Brunswick Street. Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
291	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/built form* • Heritage low-rise shopping strips are the heart of historic precincts. They would be overwhelmed by multi-storey development above. 8-14 storeys is just too big. • Diversity of businesses and public amenity needs to be protected. Built Environment and Heritage *Heritage AND ESD AND Landmarks AND Urban design AND Building design* • Victorian heritage streetscapes must be protected. • Reuse rather than demolish existing buildings. • New high rise buildings are not sustainable. • Landmarks - There are amazing heritage streetscapes - development to respect the landmark but also the overall streetscapes themselves. • Laneways - need to be maintained and protected. • Any new development must ensure more open space in their planning. Open space *Infrastructure* • We need more green space not less. Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra.
292	Community member	Activity Centres *Character AND Heritage AND Boundary AND Height/built form* • Extremely important that: - Neighbourhood character is preserved. - Heritage appearance and fabric is preserved. - Activity centres become places where people want to meet and shop. - Heritage shopfronts and verandahs are protected and restored. - Heritage verandahs, where they have been removed are rebuilt. - Visual prominence of our heritage streetscape and buildings be protected.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		- Heritage buildings in and landmarks from laneways are recognised. • Strategic Framework Plan – appears an extension to Swan Street is being suggested. If this is so, significant issues in the future could arise. More consideration must be given to the extension of these types of activity centres. • Inappropriate to apply mid-rise development in historic shopping strips. <u>Built Environment and Heritage</u> *Heritage AND Urban design AND World heritage* • Objectives must be inserted in the new policy. Submission includes recommended objectives. • Exhibited policy does not respond adequately to the Yarra Industrial Heritage Policy 2019. • Laneways should be recognised as a major part of heritage. Why is Council trying to exclude various aspects of a laneway that relate to heritage? • Nothing in C269 to address issues of access via laneways for emergency service vehicles. • Reference to retaining the predominately lower scale form of development – what does this mean? <u>Form and content</u> • List of definitions are required. • Need for a plain English set of Guidelines to support the new policy. • In the context of Laneways - What is clearly missing in C269 is a clear definition of what constitutes the Public Realm. <u>Housing</u> *Location of residential development AND Affordable housing* • The Neighbourhood Activity Centre DDO16 Queens Parade Precinct 4 as a 'moderate change' is now at odds with DDO16 (C231). Must be recognised as a minimal change area. • Housing affordable should be 20% in private and public housing constructions, that accommodate more than 50 apartments. Submission includes detailed tracked changes to the proposed Clause 02.03 Strategic Directions, 02.04 Strategic Framework Plan, 11.03-1L Activity Centres, 15.03-1L Heritage, 15.03-1L World heritage Environs area, 16.01-2L Location of residential development and 16.04-4L Housing affordability.
293	Community member	<u>Built environment and heritage</u> *Heritage* • Supports the initiative of Council to redraft policies but believes those policies and provisions for the built environment and heritage need to be seriously modified if these areas are to be protected, and enhanced by further development. Submission includes detailed tracked changes to the proposed Clause 15.03-1L Heritage.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
294	Community member	Activity Centre *Height/built form* • In favour of the change - lives in Johnston St between Hoddle and Nicholson. On one side of the street the buildings are 8 storeys high, while mostly 1 or 2 storeys on the south side.
295	Community member • Submitted via Do Gooder Campaign	Activity Centre *Height/Built form AND Character* • Amazed given Queens Parade planning - that the Council would contemplate a change that is so certain to drastically alter the character of our local shopping strips. • Character is a key asset. • Concerned about over development - will destroy the very features that bring so many people locals or tourists to enjoy these precincts. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
296	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage AND Height/Built form* • Specific reference to Queens Parade experience. • Local shopping strips are key foci of life - Importance of small scale. Important to maintain these little nubs. • No multi-storey developments which leave street frontages as mere façades! Built Environment and Heritage *Heritage AND ESD AND Landmarks AND Urban design* • Supports proposal of submitter 350 to make Yarra's draft heritage policy more rigorous, purposeful and precise. • Grateful acknowledgement to Councillors, and staff for sustainability focus. • Importance of reuse of old buildings. • Importance of verandahs in shopping strips - heritage and sustainability. • Submission suggests the inclusion of additional landmarks. • Shocked to learn in a recent case that laneways are not necessarily in the public realm and can be sold off in part or whole. Housing *Affordable Housing* • Affordable housing should be increased to 20%.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Infrastructure *Open Space* • Protect, enhance and create more green open spaces.
297	Community member • Submitted via Do Gooder Campaign	Activity Centre *Boundary AND Height/Built form* • Specific reference to ex industrial precinct to the north of Richmond Station. - has a very unique character. • Concerned that the amendment seeks to apply the Major Activity Centre to the whole precinct. Concerned about Inappropriate development • Council should be actively preventing this through imposition of height limits that reflect surrounding buildings in the precinct (4-6 storeys) and ensuring that new buildings reflect the usage mix (50/50 resi/commerical) rather than just being exclusively office buildings. • Submission refers to November 2016 Council resolution to seek 4 storey height limits in all mixed use zones in Yarra. Built Environment and Heritage *Landmarks* • Submission suggests the inclusion of additional landmarks. Concerned about the impact of overdevelopment in the precinct resulting in loss of views of these landmarks from key locations. Other *Consultation* • Clear lack of community consultation in the development of the Amendment. Council needs to restart the Amendment drafting process with community consultation as a major Input.
298	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/Built form* • Directly impacted by the Clifton Views and monstrosity next door to it. • Wants to help put a stop to such planning decisions and contribute to a more appropriate urban landscape in keeping with Queens Parade's heritage status and historical significance. • Believes 4 storey limits is reasonable and adequate for this area. Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra.
299	Community member	Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • This Is overdevelopment without any regard for the fabulous area we live In. No thought for future generations or heritage value.
300	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form* • Specific refence to Fitzroy - loves the diversity, human-scale and quirkiness of the suburb. • Should adopt a planning strategy which maintains and preferably enhances Fitzroy's distinctive characterises. • Proposed amendment - that Brunswick and Johnston Streets could be redeveloped to allow - de facto- encourage 8-14 storey buildings would be nothing less than destructive of Fitzroy's essence. • The model of expansion in Collingwood concerns us. For a Council that prides itself on its environmental commitments - developments in Collingwood are a disappointing and signal failure. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
301	Community member	Activity Centres *Character* • Specific reference to Brunswick Street, Fitzroy. • Diversity is important – preponderance of night time and alcohol based businesses has skewed the amenity. This is changing the character of the area and amenity. • C269 needs to provide for a greater diversity of businesses. • Increase in apartments in the commercial zone impacts on employment opportunities. • Concerned about height and bulk of new developments and their impact on the streetscape and neighbourhood. • C269 needs to protect and enhance our iconic activity centres and provide ways to increase their diversity for both a night and day time economy. Built environment and heritage *Heritage* • Heritage buildings and streetscapes need to be protected, recognised and conserved. • Need to recognise heritage buildings and those that play a contributory role and ensure that views are not diminished by new buildings. • C269 should have clearly listed objectives to preserve and conserve the heritage of Yarra.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Environmental risk and amenity AND Built environment and heritage *Climate change AND Building design AND Urban design AND ESD* • C269 should reflect the Climate Emergency Plan and provide Council with greater controls over the sustainability of new buildings. • Benchmarks for ESD are minimal – should reflect net zero carbon. • Height of buildings being approved and built are not sustainable. Unable to provide sufficient solar power and water collection and re-use in minimal. • C269 needs to address sustainability in a meaningful and proactive way. • C269 needs to protect our laneways – they need to be retained and repaired for public use and not to be seen as the place for bins, household rubbish and parked vehicles. They need to be lit to ensure safety. They should not be sold. Infrastructure • Need to be a City in a forest – more plantings and use of storm water to sustain plantings in our public spaces. • Yarra needs a plan to retrofit its streets footpaths, laneways and plantings. • C269 needs to address need for an urban forest and recognise water as a finite resource. • Amount of new open space will be constrained into the future. Need to recognise open space as including streetscapes, urban spaces between buildings, school and educational facility grounds and laneways. • C269 needs to address our needs for open space in an innovative way. Housing *Affordable housing* • At a minimum new residential developments should be required to include 20% affordable housing. • C269 needs to address our need for affordable and social housing.

Sub no.	Interest	Summary of Submission
302	Community group (Fitzroy Residents Association)	Form and content • Clear, non-repetitive numbering system is required. • Many strategies are to be implemented elsewhere in the planning scheme – would be helpful if these could be identified in the rewrite. • Some policies are best assisted with additional guidelines. Other *Zoning*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Policy updates should not introduce any 'de-facto rezoning' such as treating land zoned Mixed Use but within an Activity Centre boundary the same as land zoned Commercial. Activity Centres *Height/Built form* • What is left of the unique, heritage and arty low-rise nature of Brunswick Street, Fitzroy and Gertrude Street Fitzroy (general height of 11.5 metres) be retained explicitly through C269. Built environment and heritage *Building design AND World Heritage AND Heritage AND ESD AND Urban design* • The many intact heritage streetscapes and shopping strips throughout Fitzroy have a maximum height limit of 11.5 metres to its residential and commercial areas. • All development in the World Heritage Environs and Buffer Area be carefully considered for height and integration • A new National Heritage Environs Area policy be considered and developed to conserve and protect the Abbotsford Convent site. • No new residential development integrating gas an energy source and be net zero carbon through C269 and the ESD measures be enhanced and enforced through C269. • Year-round sunlight with no increase in overshadowing be designed as an important feature of Yarra's open spaces. Housing *Affordable housing* • Social and affordable housing targets be increased and spread across all significant (of 20 or more dwellings) new developments and that such housing development is spread evenly across the City. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies and is the same as submitter no. 403.
303	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage* • Local shopping centres with their small speciality shops, character, heritage verandahs, bold profile of their streetscape against the sky would be lost if multi-storey retail and residential developments are permitted to intrude them. Built environment and heritage *Heritage* • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Environmental and landscape values • Yarra's parklands, waterways, street trees are community/environmental assets that may be put at risk by the amendment –they need to have secure protection from built development. Infrastructure *Open space* • Public space needs to be maintained, including space around landmarks and laneways. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
304	Community member	Other AND Form and Content *Consultation* • Concerned about the key terms used in the built form policy elements of C269 – they are vague, ill-defined, meaningless. Examples: - Mid rise, low rise, low scale, taller built form, more moderate built form, low rise development (section 11.03-1L) - Smaller scale apartment development, higher densities, increased densities, medium density (Section 16.01-2P) • These terms are not defined, if adopted – render the Scheme weak, difficult to comment on as there is no clarity as to what they mean. • Key terms should be clearly and explicitly defined and once this occurs it should be opened up again for public consultation. • Concerned about overdevelopment and this document does not safeguard us from this for the future. • Strategic Framework Plan does not have any street names included. These should be added to give clarity and meaning to the map.
305	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Concerned by and opposed to the proposal of more building upwards (increased heights) of buildings in the area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
306	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/ Built form* • Calls for the abandonment of the recommendation of 8-14 storeys for the low-rise historic shopping strips that are the heart and soul of Yarra. Built environment and heritage *Heritage AND Urban design* • C269 must have clearly listed heritage objectives to preserve and conserve the heritage of Yarra and its unique street and community feel. • View from our streets and lanes should ensure visibility of the heritage buildings against the sky – we do not want wind tunnels. We do not want overshadowing of parks and streets. • Need to protect our laneways – they need to be recognised as part of the public realm and as publicly accessible spaces. Laneways should be maintained and protected specifically in the amendment, they should not be sold Environmental risk and amenity *Climate change* • Yarra says it is committed to sustainability but high-rise buildings are not sustainable. Focus in the amendment on 8+ storey buildings as the future norm flies in the face of statement/policies made by Council. Housing *Location of residential development* • Accepts that there should be some residential development, especially in factory in-fill blocks and in previously industrial areas, but not at the expense of viability, diversity and heritage of our local shops, and not by making Yarra look the same. Clear visions for these unique spaces should be recognised in the amendment. Form and content • Proposed policy lacks a real understanding of what people value/cherish about living in Yarra. Lacks definitions of technical terms. An accompanying document with a set of well-illustrated guidelines in plain English to support the new policy is also a must. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
307	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Urban design AND Building design AND ESD* • Agrees with objective 17 of existing policy (Clause 21.05-2) that includes the stipulation that "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". • Pressing issue for Council – protect the parts of Heidelberg Road from further high rise developments to retain Yarra's identity as a low-rise urban form with pockets of higher development. Every development that exceeds 5-6 storeys becomes a potential precedent for future overdevelopment. • Agrees with Clause 15.01-2L sections on 'carparking, loading facilities and outbuildings' but ADD: - Increase requirements for below-ground parking to minimise unsightliness, avoid associated increase in height of the building(s) in question. - Generally there is inadequate provision for car parking spaces in developments resulting in an overflow to neighbouring streets. • Clause 15.02-1L ESD – C269 should be rigorous in its stipulations. Recent developments have missed an opportunity to advance environmental sustainability. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
308	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form AND Heritage* • Loves the village feel and heritage buildings and wants this to continue. • Would like Council to support and preserve a diverse range of shops. • Opposes residential development in shopping strips at a height of 7 storeys – this would destroy the local character. 3 storeys is a reasonable maximum – with heritage features such as verandahs retained. Built environment and heritage *ESD AND Urban design AND Heritage* • Urges Council to ban gas installation to any new build properties. We should be replacing gas hot water systems ASAP. • High rise apartment blocks are not sustainable. • Our open spaces should have views to our heritage streets and skylines and an pen feel in terms of visibility of the sky – not overshadowed. • 3 storeys is a reasonable maximum – with heritage features such as verandahs retained.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Environmental and landscape values AND Infrastructure *Open space* • Trees and open spaces are vital – would like Council to plant more trees and establish more green public spaces. Housing *Affordable housing* • Should be a minimum 20% affordable housing for all larger developments. This will support low income households and the diversity of our population. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
309	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage* • Brash new shopfronts are not appropriate, the diversity of small businesses and heritage shop fronts should be retained. • Local diverse strip shopping areas are important to the community. • There are innumerable quirky monuments in Yarra (eg old shop signage). These, even on private property need to be maintained as they easily decay and are lost. • Memorials such as the little tower outside The Everleigh on Brunswick Street have been defaced which detracts from their value. Built environment and heritage *Building design AND Urban design* • Some developments pay lip service to beautification, no maintenance taking place. • Developers must be responsible for incorporating garden walls etc. • Needs to be more green areas in large developments. • Important to retain blue stone features, gutters and lanes. Environmental and landscape values • Council should be commended on its tree planting with tree planting even in small streets.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
310	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form AND Transport/ Traffic/Carparking* • Importance of having a range of small local shops within walking distance. • Maintain the experience of reduced traffic (during pandemic) and not have large retail outlets embedded within large developments that require parking and traffic management. • Strongly think that development of high rise (over 4 or 5 storeys) needs to cease. Built environment and heritage *Building design* • Building needs to be sustainable and have a large mix of low income options (>10%). • Building needs to be in keeping with existing laneways and character of the city which large developments are not. Concerned about across the border to Brunswick Moreland – balance completely wrong. Environmental and landscape values AND Infrastructure *Open space* • Need for more trees and open space Is paramount. It is a civic and moral duty to protect and increase such space. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
311	Community member	Form and content • More prescription needed in the Yarra Planning Scheme to provide increased certainty of outcomes, to improve efficiency and effectiveness of the system. • If there is a sound strategic/practical reason to propose a control, could the officers consider being more bold in proposing controls. If you don't ask, you don't get. • Should be able to read the planning scheme and have a good idea how high the building across the laneway can be should it be developed. This is only possible with the draft C269 within the residential zones.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		<u>Activity Centres</u> *Character AND Heritage* • Would love the vibrant, busy day/night economy strips of fine grain heritage and lovely local shops to be there for as they have been for over a hundred years. • Thinking which led to 6 storeys in the interim C231 controls – too focussed on maximising built form and not enough on character and viability of a successful, unique, valued commercial centre. • There needs to be well crafted neighbourhood character statements for all the activity centres. • Docklands, Bridge,Road, Smith Street just south of Alexander Parade – just because there are high-rise apartments does not mean there will be vibrant shopping strips along the street front. • Nicholson Street Village is suffering from land banking. • If continuing as a viable retail/hospitality business space in a well maintained heritage building is not the most profitable use in our key strips – they will not be maintained. <u>Built environment and heritage</u> *Urban design* • There needs to be replacement for the low-rise urban design objectives in 21.05-2, or all our highly valued shopping strips will be under threat. • Please also consider adopting keeping public green open space in sunlight at midwinter, not just the equinox for the main daylight hours 9am to 3pm. <u>Housing</u> *Location of residential development AND Affordable housing* • Development can be encouraged toward a focus on ex-industrial brownfields sites and in activity centres away from the key fine grain entertainment/retail streetscapes. This is still within the 800m for 20 minute neighbourhoods. • Housing Strategy on page 47 gives a mid-rise range of 5-14 storeys. This is a very wide range for large sites, which is also not defined. Concerned about lack of definition for 'large site'. • Supports inclusionary zoning. Please consider including City of Melbourne's recent step towards mandating affordable housing as part of required infrastructure in a municipality.
312	Community group	<u>Form and content</u> • Notes the unhelpful number system and lack of numbers sections within. Understands that this has been mandated by DELWP and suggests Council raises it with the Minister for Planning.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	(Collingwood Historical Society)	• Context – Built Environment and heritage – 'mid-rise' should be much less than 14 storeys as implied here. Remove reference to 14 storeys. <u>Activity Centres</u> *Height/Built form AND Heritage* • Mid rise may be too high in heritage activity centres. • Clause 11.03L: - Map of Fitzroy – add WHEA to map. - Smith Street – need to protect very old small heritage buildings in Collingwood for example in Oxford Street. - Johnston Street Precinct 7 – Trenerry Cres should be seen as sensitive riverside and industrial heritage. Not as an 'activity centre' with large development. - Local Activity Centres – Spensley and Ramsden Street should not have development higher than 2 or 3 storeys. - Victoria Street East Precinct – Needs more emphasis on heritage and the significance of the former Alma wool scouring works 663 Victoria Street. <u>Built environment and heritage</u> *Urban design AND Building design AND Landmarks AND ESD* • Urban Design policy: Supports redevelopment adjacent to land in HO. - Overshadowing of public open space – should be winter solstice rather than equinox. • Building Design policy: - Is site coverage of 80% too much? • Landmarks policy: - Should allow other landmarks to be protected. - Submission includes detailed discussion and tracked changes on the proposed Landmarks policy. • ESD policy: - Should emphasise adaptive reuse. • Heritage policy - Submission includes detailed tracked changes. - Proposed change to Appendix 8

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Housing *Location of residential development AND Housing affordability* • Diagrams and strategies need updating and restructuring to reflect recent changes (eg C231). • West Ramsden St, Clifton Hill and Campbell Street Collingwood should be 'minimal' not 'incremental'. • Queens Parade shopping centre should be 'minimal' not 'moderate'. • Housing affordability section should be strengthened. Infrastructure *Open space* • More public open space should be provided at ground level on all big developments. Other *Zoning* • Clause 13.07.1L Caretakers houses – former Victoria distillery and silos, 21 Northumberland Street Collingwood should be rezoned to acknowledge the long-standing residences in this excellent heritage adaptive re-use. The Yorkshire brewery was excised from the 'Major Employment Zone' and the former Victoria distillery site should be too. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.
313	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design AND Heritage AND Landmarks* • Retain elements of Yarra that make it so distinctively different from other suburbs. • The narrow streets of workers' cottages mingling with the warehouses and factories must be retained. The factories exterior (including the roofline) must be conserved and the interiors repurposed. • One of my greatest hopes is that the sightline guidelines that are already in place be mandated. • New development must not overwhelm the past streets by height or bulk. • Height of new construction and setbacks should be mandated as it is in C231. The harmony needs to continue with the choice of construction materials. • Regarding verandahs in the shopping strips – such a boon if they were all restored. • In relation to the buildings on corners – would be valuable if they were to be continuous into the side street. • Rather than demolition, repurposing is often a better outcome.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Infill should be mandated to conform to the rhythm on the street. • Landmarks – there has been no effort to choose building materials that belong to Yarra, nor include a roof line nor architectural lines that would unify the area, to enhance the churches and houses opposite or around them. <u>Activity Centres</u> *Character* • In areas where the shops have been developed for housing, the vitality of the shops below fades. The shop recedes below the housing development built above them and around them. • It is hoped that Gertrude Street will be carefully monitored. • Reference to 'The Guidelines for Conservation Areas', Fitzroy City Council August 1979. Information is invaluable. <u>Form and content</u> • Another booklet that would encompass all the City of Yarra and give guidelines for all domestic and public building in Yarra would help – if key guidelines were made mandatory.
314	Community member • Submitted via Do Gooder Campaign	<u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • Supports Finnbar community house and Abbotsford convent – creating spaces will create a stronger community. <u>Built environment and heritage</u> *Building design* • Specific reference to Richmond – suburb with unique character. • If large buildings/complex's are built they should - Contribute to the neighbourhood's character - Not be too imposing - Should provide some sort of open or green space at the street level.
315	Community member	<u>Housing</u> *Location of residential development* • Reference to 10 Garryowen Lane, Fitzroy. • Not appropriate for buildings with a face to the park ie on our side of Garryowen Lane to be in the "incremental development" area. This includes all addresses on Garryowen Lane and the north side of 35 Rose Street.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Built environment and heritage *Building design AND Urban Design* • Yarra should include a statement that all development higher than 9 metres must not overshadow public parks (reference to Melbourne CC document). • Heights in the "incremental change" area should be limited well below the plan's midrise limit of 14 storeys.
316	Community member	Built environment and heritage *Urban design AND Building design AND Heritage* • Specific reference to Gipps St precinct, Collingwood. • Little thought and overall design planning in place. • Supports statements in C269 outlining a need to respect and preserve the unique industrial character. • Concerned about the demolition of significant local industrial buildings. • Concerned about the impact of new development on The Yorkshire Brewery Brew Tower- hemmed in by multi-storey developments – very limited public aspect. • Neighbourhood character and heritage sites must be preserved for everyone to enjoy. • Growing disruption to the laneways and backstreets of our precinct as the nature of both traffic and pedestrians living and working there has changed. • Little thought has been put into the design and management of conflicting needs of a large number of delivery vans, visitors by car, servicing residents and businesses. • Movement of pedestrians around the area presents significant safety concerns. • Loading bays, adequate on-site parking and safe pedestrian access must be incorporated into the design of any future developments. • Would like to see the availability of light prioritised both at street level and inside buildings, when developments are being approved. • Would also like to see new developments to be required to incorporate landscaping in their designs at ground level and on buildings. Infrastructure *Open space* • Would like to see larger communal green spaces incorporated into the planning for this precinct by Yarra.
317	Community member • Submitted via Do	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	Gooder Campaign	Activity Centres *Character AND Height/Built form* • Smith Street between Johnson Street and Gertrude Street: I do not want developers dictating what shops are in operation along this street. Currently there is an eclectic, vibrant, thriving and healthful mix of shops. • I do not think that 7 floor development in the area of Smith Street shopping strip would be a positive impact on the area. There would be too many people on the streets, and this would reduce the village feel and community values of the street. Housing *Location of residential development* • Concerned about what is meant by 'moderate change' development along Smith Street between Johnson Street and Gertrude Street. Built environment and heritage *Heritage AND Building design AND ESD AND Landmarks* • Supports the re-installation of street verandahs in the street. Provide much needed shade. • Views to heritage buildings among blue sky should be maintained. • Feel strongly about the fact that high rise buildings are both not the most hospitable places to live in, nor are they environmentally sustainable. • Yarra has declared a climate state of emergency, I think it would be unwise to implement high rise buildings in Yarra generally. • Delighted if buildings were re-adapted rather than redeveloped – to save on materials and energy. • Trees in Yarra should be protected and developments that reduce green space should not be allowed to go ahead. • Green space and trees should be protected at every opportunity. • Would like to see the following landmarks protected: - Abbotsford Convent landmark - Landmark at Victoria Street and Hoddle Street (public art sculpture). - Important view corridors from the entrances and exits of railway stations towards the city skyline. Housing *Affordable housing* • Not sure that 10% of affordable housing is sufficient.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
318	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Height/Built form AND Heritage AND Character* • Height of buildings along Johnston St – and now being built in Chapel St – far too high for these narrow streets with so many nineteenth century buildings of low height. Four storeys would have been high enough. • Shocked to see that Brunswick St is slated for moderate development. Don't know what this means but there should be no more higher buildings on this strip. Instead its historic heritage should be restored. • Central concern – bland development – will destroy the tourist and resident attractiveness of Fitzroy. • If you're going to built apartments build smaller scale ones which are larger inside to attract owners not renters. Built Environment and Heritage *Heritage* • What about reinstating the wonderful cast iron street verandahs? Give the area character.
319	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Housing *Location of residential development* • Concerned with the future of the entire North Fitzroy Village precinct being designated Incremental Change as it is apparent this can mean 7 storeys or more over our little Victorian shops. Activity Centres *Height/Built form AND Character AND Transport/Traffic/Car parking* • Concerned about traffic implications (reference to Scotchmer Street – jam packed). • Important to us that all the historic feature like the lanes, landmarks and vestiges of the past are protected.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Also really worried about a possible huge over-development of the Bus Site which could overshadow and threaten historic/well-preserved Rae Street.
320	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built environment and heritage *Building design* • When I see high density buildings, increased traffic and my stunning skyline besmirched by highrise developments, I feel a great sense of personal and community loss. • When you take the culture, the essence out of a place with Lego brick highrises, you rob residents of the sunlight, green spaces, peaceful walks, the option to have pets.
321	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Height* • In the case of Johnston Street Local Area Plan. Precinct 2 "Johnston St East" is an example of how not to develop a local activity centre. • Current DDO applying here will result in gross and inappropriate overdevelopment destroying the local character of this neighbourhood. • Very little care taken by Council or VCAT as to the appropriate maximum building heights especially along Johnston Street to the South. • Describing as "moderate change" going from the existing built form height of 3 storeys to 7-8 storeys on the south side of Johnston St in this precinct ignores the disproportionate impact of new built form on issues such as overshadowing, overlooking. • C269 ignores the value and uniqueness of our protected Charles Street Heritage Overlay neighbourhood.
322	Community member	Built environment and heritage *Heritage AND Building design AND Landmarks AND Urban design* • Heritage buildings and streetscapes must be protected from over development and development that destroys the heritage fabric of our community.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Any development must be: - Sympathetic to the HO of the surrounding area - Protect landmarks and vistas - High quality design and materials - Size and scale that don't over power or overshadow existing heritage buildings, dwellings etc. • Laneways must be maintained and protected. Important amenity to neighbourhoods, must be kept available for use by the community. • High quality apartment buildings both in design and materials, sympathetic to HO, sensible heights in keeping with the surrounding areas are what people want. <u>Activity Centres</u> *Character* • The viability and liveability of our shopping precincts and streets need to be maintained and protected. <u>Housing</u> *Location of residential development AND Housing diversity AND Affordable housing* • Housing. Stated that 13,000 new "homes" are required. The word home should be exactly what they are rather than just housing. • Size matters. Generous apartments designed for a single person through to families. • Affordable hosing does not mean towers of apartments, cheaply made/stingy accommodations.
323	Community member	<u>Activity Centres</u> *Height/Built form* • Delete reference to taller and mid-rise built form north of Gertude Street. <u>Environmental risk and amenity</u> • Noise policy – cross-reference to the new patron noise standards. <u>Built environment and heritage</u> *Urban design AND Heritage AND ESD AND World Heritage* • Sunlight access in Urban Design, Building Design and Open Space and Public Open Space Contribution proposed policies should provide stronger protection to sunlight access. • The historic laneways need to be heritage listed and protected. • Signs in a Heritage Overlay – proposed change included in submission. • Detailed tracked changes of ESD policy included in submission.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Supports the Queens Parade Heritage, Planning and Traders Group revised version of the Heritage policy. • Tracked change to the World Heritage Environs Area policy. <u>Housing</u> *Affordable housing* • Change to minimum of 20 per cent of affordable housing. <u>Economic development</u> • Detailed tracked change version of Tourism, arts and culture policy. <u>Infrastructure</u> *Open space* • Proposed changes included in submission for Public Open Space policy and Public Open Space Contribution. <u>Infrastructure</u> *Waste* • Proposed changes included in submission for Waste policy. Submission includes detailed tracked changes to the proposed Clauses 02.02 Strategic Directions, 11.03-1L Activity Centres, 13.07-1L Licensed premises, 15.01-1L Urban Design, 15.01-1L Signs in a Heritage Overlay, 15.02-1L Environmentally sustainable development, 15.03-1L Heritage, 15.03-1L World Heritage Environs Area, 16.01-4L Housing affordability, 17.04-1L Tourism, arts and culture, 19.02-6L Public Open Space, 19.02-6L Public Open Space Contribution and 19.03-5L Waste.
324	Representative of landowner (Norton Rose Fulbright on behalf of Risehealth Pty Ltd)	<u>Economic development AND Built environment and heritage</u> *Employment AND Building design* • Submission relates to the Cremorne Precinct. • Concerned about encouraging mid-rise development in Cremorne – inappropriate in the absence of specific built form guidance in the form of a Structure Plan, DDO or similar control • Concerned that by the time that a structure planning process commences, the low-scale urban character of Cremorne will have been irreparably changed. • Concerned that permitting mid-rise development in Cremorne will encourage amalgamation of smaller sites which will detrimentally impact the fine-grain, low scale character.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• New clause 17.01-1L (Employment) includes a strategy to "encourage the consolidation and intensification of employment land in Yarra's major employment precincts". Considers that this, combined with policies encouraging mid-rise development with no other building height restrictions, will be detrimental to the existing character of Cremorne. Submission includes detailed tracked changes the proposed Clauses 15.01-2L Building design, 15.01-1L Urban Design, 17.01-1L Employment.
325	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Thank you for the opportunity to contribute to the future of Yarra. Please do not allow this to happen. Built environment and heritage *Heritage* • This planning will ruin the historical integrity of Fitzroy.
326	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Character* • Values the 'village' feel of our local shops. • Small diverse shops are the height of the North Fitzroy Village and Nicholson Street community. Importance of local shops, family run businesses. • Okay with modest residential buildings on top of shops but think the building height should not exceed two or three storeys. • Would hate to see the skyline dominated by 7 storey apartment complexes. • Reference to street level survey taken by residents of the number of storeys of buildings. • North Fitzroy isn't dominated by heavy apartment complexes Built environment and heritage *Heritage AND Building design AND Urban design* • Accepts that there should be some residential development but not at the expense of our local shops. • Street verandahs provide shade/should be reinstated. • Would like to see new development planning to include more green spaces.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Need to protect our laneways, especially the narrow ones. Have them recognised as part of the public realm publically accessible spaces that can be used by all. • Laneways should be protected and maintained and not sold off to developers. • New developments should not be allowed to overshadow our parks and open spaces in winter and heritage skylines should be visible from our parks and open spaces. Environmental and landscape values • Yarra should plant more native trees, more native flowering trees which will encourage birds. • Sick of seeing new trees planted in the streets at the cost of precious car parking spaces.
327	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Character* • Loves the 'village' atmosphere and that shops are within walking distance to everything. Built Environment and Heritage *Heritage AND Urban design AND Building design* • Street verandas, heritage style should be reinstated. • Keep our laneways open to the public. • 8-14 storey is far too high for this area. Three max, don't forget they have air-conditioning equipment on top ply 14 storey will also need lifts. Infrastructure • Public parks, trams, trains, parking; at present we don't have the infrastructure to cope with overcrowding caused by our increasing population. We need improved services in all areas.
328	Community member	Activity Centres *Boundary AND Height/Built form* • Concerned at the proposal made in C269 to designate the section of Heidelberg Road (south side), between Parkview Rd and Como St as a NAC, to be an area of Moderate Change, allowing for mid-rise development of 8-14 storeys.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Residents would like the NAC designation of this section of Heidelberg Road changed to LAC, zoned C1Z, with enforcement of the provision that residential development in this zone should be "complementary" to the commercial, business and community uses. Implications of proposed designation: - Impact on residential areas immediately adjoining the proposed NAC. Mid-rise buildings proposed will inevitably reduce access to northern light and winter sun. - Impact on the local "climate" of Heidelberg Road. Road narrows between Parkview Road and Como Street. The impact of reflected or contained heat of multi-storey concrete buildings, and the potential for increased trapping of vehicle exhaust fumes from a busy road will mitigate against the creation of a pedestrian friendly precinct. - Impact on heritage. Heritage linked to scale, ie the low rise nature of this section of Heidelberg Road. • Residents would like to see the proposed Interim Controls for the Heidelberg Road Local Area Plan authorised.
329	Community member	<u>Form and Content</u> • Supports the broad aims and intent to make Yarra a better place to live, as well as a more green and environmentally sensitive place. • Main criticism is that the documents feel somewhat "motherhood statement" in nature, instead of being true strategic plans. <u>Activity Centres</u> *Height/Built form AND Character* • Guideline is too ambiguous. Height, massing and design guidelines need to be far more definitive. • Height and massing rules must be implemented with immediate effect. • Areas that are primarily one and two-storey in sizing and character need a prescribed overlay controlling heights of new developments. • New constructions cannot exceed 50% over and above the height of existing and surrounding buildings. • Areas such as St Georges Road, Best Street, Queens Parade where the predominant height profile is of two storeys, must be restricted to a maximum height of no more than 2 to 4 storeys or 8-16 metres. • Other areas (eg major activity areas) must avoid high-rise plague of areas like South Yarra and Box Hill. • Developments in major activity areas must not be permitted at greater than six storeys. • Developments must not significantly overshadow open spaces or parkland. • • Designs need to address appropriate massing and material considerations. • Mix of uses – new developments and builds along activity centres need to permit a mix of uses. <u>Environmental and landscape values</u>

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Green corridors/ Natural Environment/ Yarra River: need to aim to have far greater natural spaces, even within our built-up, residential and commercial area. Must aim to connect our natural and wildlife spaces. Road surface that is available for car use in side streets must be reduced and footpaths widened, trees planted. These green corridors must then start linking together to create a truly green Yarra. • Must increase the street canopy by at least 100% on existing (2020) levels by 2030. • Must protect and restrict development along the river front along the Yarra. • New (especially large) developments may not be permitted along the river front. Available land must be sequestered or "quarantined" in perpetuity and converted to additional nature reserve spaces. • Properties such as the existing CUB Brewery and other commercial properties along the Yarra, Abbotsford must have specific environmental heritage overlays created whereby setbacks from the river are to be extended for any future plans. These protective overlays must impose re-greening. This must apply for the full length of the river in Yarra. <u>Built Environment and Heritage</u> *Building design AND Urban design* • All new developments must have at least 50% green and open outdoor space. • Developers must plant trees and/or other plantings as part of the commissioning of their new development. • Feels that too many new developments are poorly conceived, and of poor design and construction. Believes that there needs to be better oversight and assessment that aims to ensure that new buildings conform to the principles of good architecture. Suggests an independent body made up of a mix of people; architectural and construction experts, interested residents, people of an artistic or creative background and suitably qualified parties. • Boulevards: high-rise development must be denied and height limits and massing must be applied immediately. <u>Infrastructure</u> *Open space* • Strongly feel that Council must reject any and all sales, gifts or other "disposals" or "disbursements" of public lands or spaces to private entities. • Where possible, as any underutilised private parcels of land become available, said parcels should be integrated into the public domain.
330	Community member	<u>Form and content</u> • 'Mid-rise' is a most misleading term, allowing up to 14 storeys height, which in fact constitutes high-rise. These terms should be replaced with the actual number of storeys, to avoid ambiguity and deliberate misrepresentation of the facts. <u>Housing</u>

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Location of residential development • Shopping strips are not the appropriate location for residential development. • 'Moderate change areas' along Heidelberg Road should definitely be changed to 'incremental change areas' in order to remain within neighbourhood character. • Strongly believes that the 'minimal change' term should apply to the vast majority of Alphington.
331	Community member	<u>Transport</u> • Specific reference to Lennon Street (southern end) Richmond. • Not enough consideration is given to parking. We have permit parking in front of our house and often we can't find a car space. • Traffic – the streets cannot cope with the increased traffic. <u>Built Environment and Heritage</u> *Building Design* • Where commercial meets residential there needs to be a gradual step up so that the development blends into the environment and does not appear to blight on the area. • Gradual step backs with height restrictions and step backs on each level will help with issues regarding overshadowing and overlooking. • Development that is proposed around Richmond Station/Wangaratta Street will dominate the area and is not in keeping with the feel of the historical area. Allowance for additional housing should not come at the detriment of the community/heritage, there needs to be consideration of making it a place that people are proud of.
332	Community member	<u>Environmental Risk and Amenity</u> *Climate Change* • Strongly supports action by the Council to maximise sustainability and minimise the impact of climate change in the Council's planning policies and operations. • Could include the following; • Minimising Council's energy usage; • Facilitating the use of public transport; • Encouraging electric vehicle usage; • Requiring high environmental standards on new buildings; and • Encouraging greening on rooftops or in tree planting and in avoiding over-development that impacts negatively on the environment. <u>Activity Centres</u> *Height/Built form AND Transport/Traffic/Car parking*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Section of Heidelberg Road between Yarra Bend Road and Station Street has a thin strip of land designated commercial which borders on low scale residential. This interface clearly brings into question issues of scale that is appropriate for development within the commercial zone. • To have a thin ribbon of high-rise along Heidelberg Road without proper regard for its impact upon nearby residential would be highly undesirable. • If high rise is to be allowed on Heidelberg Road then it should be restricted to 3-5 storeys with appropriate staggering to minimise the impact on existing residential properties. • The development of the old papermill site appears to have been done without provisions being made for public transport and therefore the potential impact on road traffic flows in the immediate area is an example of the negative impacts that development can have to surrounding neighbourhoods. <u>Transport</u> • While encouraging bike use is important, as its usage grows there is an increasing need to be mindful of the interface between cyclists and pedestrians. • Shared pathways are becoming increasingly more hazardous for pedestrians. Council needs to consider how best to manage this increasing problem particularly in areas of open part clowned where bicycle speed seems greater.
333	Community member • Submitted via Do Gooder Campaign	<u>Built Environment and Heritage</u> *Heritage AND Building design AND Urban design* • Not enough architectural heritage is being preserved. We should be preserving all 19th century brick dwellings. Wherever possible, extensions to existing buildings should not be visible from the front. • Higher rise buildings should not exceed 6 storeys in almost all of Yarra. They should be approved only in areas where reasonable separation from the predominant 1 and 2 storey form is possible. • Should avoid high rise buildings wherever possible in that they are air conditioner-dependant and cast shadows, create wind tunnels. • Loves our historic bluestone lanes. They should not be sold. Wants them to be cherished and properly maintained. • Wants to see reinstatement of policy encouraging restoration and replacement of shop verandahs. <u>Activity Centres</u> *Heritage AND Height/Built form AND Character* • Wants to see precious 19th century shopping strips preserved in form as near as possible to their original. Does not want any building on top of these shops which is visible from the opposite side of the streets. Any addition to the rear should be out of sight line.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Development in Activity Centres must be sympathetic to adjoining residential areas. The step up in building height from the nearest existing residence should be by one storey at a time. Commercial premises at the interface between the two zones should be subjected to more stringent regulation of noise and reduced hours of operation compared to those on main roads. <u>Housing</u> *Location of residential development* • I want any new residential development to occur in the old industrial and manufacturing areas. Same regulations should apply as I have proposed for the interface between existing residential areas and Activity Centres. <u>Other</u> *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
334	Organisation (National Trust of Australia)	<u>Built environment and heritage</u> *Heritage AND Landmarks AND Building design AND Urban design* • Concerned that the policy does not include objectives. Submission includes recommendations of objectives for inclusions. • Believes that the structure needs improvement. • Concerned that list of definitions from current policy is not included in revision. • Detailed comments and tracked changes on several sections of the Heritage policy. • Detailed comments and tracked changes regarding Landmarks policy. • Site coverage should be reduced. • Strongly supports the new strategy for Development adjacent to land in a Heritage Overlay in the Urban Design policy. • Development adjacent to a public open space – recommends that the time be amended to between 10am and 3pm in winter months. • Signs in a Heritage Overlay policy – proposed rewording of objective. <u>Form and content</u> • Strongly encourage plain-English guidelines to support the new policy. To be incorporated and included in the schedule to Clause 72.08. <u>Activity Centres</u> *Height/Built form* • Submits that mid-rise development must be redirected outside of the historic cores of shopping strips and an individual strategy for each centre should be prepared to guide this.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Submission includes detailed tracked changes to the proposed Clauses 15.03-1L Heritage, 15.03-1L World Heritage Environs Area, 15.01-2L Landmarks, 11.03-1L Activity Centres, 15.01-2L Building Design, 15.01-1L Urban Design and 15.01-1L Signs in a Heritage Overlay.
335	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Building Design* • Please stop allowing high rise developer dog boxes in Yarra. Most are terrible quality, literally slums of the future. • In places like Smith Street they are destroying independent retail and creating ugly windy canyons.
336	Community member	Built Environment and Heritage *Building Design* • Reference to Amcor site – no obvious attention payed to adequate green space or any greenery. • Brings to attention the Nightingale 2 development at Fairfield Station – has been softened by incorporating greenery on the walls. • Urgent review of what is appropriate development in Yarra is needed. • My wish would be to have confidence in the Yarra Planning Department to start rejecting inappropriate development in its infancy by incorporating this in C269. • This submission asks for appropriate planning regulations/controls to control inappropriate development by limiting heights, ensuring generous deep soil planting and greenery on the site. Activity Centres *Character* • We still need most of what is on offer in Alphington NAC and don't need developers telling us that it all needs to go and become a conduit for high rise and more apartments. • This submission asks for maintaining NAC according to local community needs and providing ongoing employment.
337	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Built Environment and Heritage *Building design* • Objects to developments of more than 6 storeys
338	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Thank you for this opportunity to contribute to the future of Yarra. Built Environment and Heritage *Building design AND Heritage AND Urban design* • One of the things that makes Yarra so nice is that the scale of the buildings is not too great- buildings being kept to 3-4 storeys keeps the street, light and open and the density has not built up to extremes causing traffic chaos. • Proposed high density that Yarra is going for does not reflect the needs of the residents. • These developments destroy the community feel of these areas. • Council should be trying to preserve what makes this part of town interesting and strive to protect the heritage with their verandahs and the laneways. • The laneways should not be sold off. The laneways help create the feeling of openness and connect us to the history of the area. • Concerned about facadism. • Council needs to consider the amenity at ground level. Should be focus on ensuring buildings do not rise up from standard footpath and have set backs and gardens or points of interest to keep the streets looking nice.
339	Community member (President of School Council at Yarra Primary School)	Infrastructure AND Other *Open Space AND Specific property* • Yarra Primary School and Yarra City Council (YCC) have entered into a joint use agreement in relation to the school grounds. • Local community have the opportunity to enjoy the grounds outside of school hours. • Shaded playground had to be removed due to age – no longer safe. Department of Education does not provide funding for replacement, upgrade or maintenance of this type of asset. Means that the school itself has to pay for it. • The revitalisation of the school's open space meets the objective of the proposed local policy Public Open Space (19.-2-6L1). • Yarra Primary School made a submission to Council to request that YCC allocate some funds to assist with the cost of a replacement playground in our shared space. Request has since been turned down by YCC. • The need still exists and if YCC is able to reconsider this submission, then this would be a benefit to the educational needs of our students, as well as the entire community that makes use of the playground. • Given the high use of netball/basketball courts by the community – will very likely require maintenance and updating in the near future. Hopes that YCC could reconsider these amenities in the budget planning process.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
340	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Height/Built form and Character* • Would hate to see our beautiful neighbourhood compromised with tall buildings like they have on Nicholson Street in Brunswick east. • Heritage and soul of our neighbourhood is in our buildings and the community we have. We will lose both of these things by putting up multi storey buildings.

Sub no.	Interest	Summary of Submission
341	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Building design* • Does not want developments of more than 6 storeys in our neighbourhood (Fitzroy).
342	Representative of landowner (Piedimonte Developments)	Other *Specific property* • Submission relates to a specific site. Forms a significant landholding of approximately 4,000m2 within an activity centre. • Specific reference to Planning Permit Application No: PLN17.0618. • Has reviewed C269 and notes: - Subject site is nominated in a NAC. - Proposed Clause 15.01-2L includes guidelines relating to built form (originally within Clause 21.05-2), removes refence to activity centres including current policy references to building forms being generally between 5-6 storeys and higher subject to various criteria. - Subject site is proposed to be located in an Incremental Change Area.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Makes the following submission in relation to C269: - Welcomes the review of the LPPF/PPF by Council - Seeks to engage further with Council throughout the preparation of the amendment and any planning panel process in relation to the form and content of the Amendment, including but not limited to policy outcomes relating to the location of housing growth, activity centre status and hierarchy and the site's designation under the Strategic Housing Framework Plan.
343	Community member	<u>Built Environment and Heritage AND Activity Centres</u> *Heritage AND Height/Built form AND Heritage AND Character* • Specific reference to Rose Street, Fitzroy. • Fear the precinct is in danger of losing its character and we are concerned about the proposal which would alter the historical character of the area. • Views from our streets and lanes should retain visibility of the heritage buildings against the blue sky. • Residential development must not be at the expense of the heritage nature of Brunswick Street. • Heritage buildings along Brunswick Street should have their verandahs reinstated. • Mid to high rise buildings should not be permitted along Brunswick Street. • New developments should be ultra low-energy, or to the Passivhaus standard buildings/gas not permitted/more trees to absorb carbon. • Trees should be introduced to all streets.
344	Community member	<u>Housing</u> *Location of residential development* • Specific reference to Alphington. • Designation of 16 hectares of land to "high change" has ramifications for the immediate area – moderate change creeping either side of the high change area. • Porta site doesn't warrant being a moderate change area. <u>Other AND Form and Content</u> *Consultation* • Concerned with imprecise language such as low/medium and high rise in the amendment. Can we discuss, agree to and name what these heights actually are. <u>Activity Centres</u> *Character* • Supports the statements regarding Heidelberg Road, Alphington under the proposed Clause 11.03-1L (page 9), but it should be less generic, does not believe the vison is being realised in what has been permitted so far.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
345	Community member • Submitted via Do Gooder Campaign	Activity Centres AND Housing *Character AND Location of residential development* • Concerned for the future of the North Fitzroy Village Precinct and believes the area being designated as Incremental Change could jeopardise the character of the precinct.
346	Community member	Housing *Location of residential development* • Alarmed to see the Heidelberg Road area to the east categorised as a moderate change area. • Were assured that the Papermills was to be considered as a one off development and it now seems as though it is providing a source of precedence for developers.
347	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built Environment and Heritage *Building Design* • As a Collingwood resident – concerned about the degree of potential 8-14 storey developments and the impact that this will have on overshadowing. • Shocking lack of public open space in Collingwood – needs to be allowances for more public open space. • Also a lack of tree coverage in many parts of Collingwood. Notes that Council has been working hard to add new trees in the past 1-2 years. Particularly vital given how built up parts of Collingwood are and how much heat gets trapped from the buildings during summer.
348	Community group (Gore Street Group) (Fitzroy – South of Gertrude Street)	Description given of the nature of their neighbourhood • The building types in the block are bounded by Napier Street to the west and Smith Street to the east, and north and south by Gertrude Street and Victoria Parade are overwhelmingly residential in use, including a large number of the sites which have been designated commercial in Victoria Parade and Smith Street. • The buildings are predominantly 2 storey with recent 5 and 7 storey residential developments in Gertrude and Smith Streets, and both these developments respond to the nature of their surroundings in their scale, bulk, setbacks and use of materials. Activity Centres *Character*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Submitters don't believe that the proposed controls for the Activity Centres that they are bordered by, particularly the south end of Smith Street and the north side of Victoria Parade between Napier and Wellington Streets, have taken into account the important history, topography and nature of the actual building types in these locations. • Concerned that the proposed policy does not give due consideration to the particular nature of the existing built type and form of their residential area on Victoria Parade, and that the area is lumped in with other commercial areas of Smith Street and Victoria Parade where the existing development is largely retail and offices. • Submits the following sections of the Activity Centres which they require future development response that acknowledge their particular settings: **Victoria Parade** - They submit that the commercially zoned land along the north side of Victoria Parade between Napier and Wellington Streets is notably different from other sections of Victoria Parade **Smith Street** - They submit that the Smith St Activity Centre is well described in the Amendment however it mostly references Collingwood and doesn't describe the nature of the Fitzroy residential area it immediately abuts to the west. - They note that the west side of Smith Street between Gertrude and Victoria Parade is characterised by commercial built form fronting Smith Street with predominantly residential at the rear of these sites facing Little Smith Street. • requests that a large part of the southern end of Smith Street and Victoria Parade between Napier and Wellington Streets comprises of 2 storey individually owned heritage buildings that cannot be demolished and that future development responds to this and therefore remove the stipulation that development at the south end of Smith Street can be higher than this. • requests that the landscape quality of the Victorian boulevard, Victoria Parade, is retained by not allowing buildings to dominate • Requests that proposed policy establishes the evolving character of Little Smith Street by encouraging residential development to front the lane, with wall heights on the lane of 2 storeys and substantial setbacks to higher levels which match those setbacks already established by recently completed developments. *Height* • States that the stipulation that the south end of Smith Street should be 'higher' development seems at odds with the actual surroundings in the vicinity and believe that the height limit of Smith Street and Victoria Parade Activity Centres should be limited to low rise or the lower end of midrise (i.e. 8 storeys). • States that the loose mid-rise building height definition of 8-14 stories is too broad a range for their neighbourhood in South Fitzroy and note that a structure at 8 storeys is a completely different type of building from one which is 14 storeys. <u>Built Environment and Heritage</u> *Building design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Requests that the policy ensure that their neighbourhood is developed with consistent architectural quality and scale by setting firm height limits and setback distances which relate to existing building heights and provide meaningful transitions to adjoining structures. • Requests that an upper height limit of 8 storeys which reflects their neighbourhood is stipulated. • Requests that the amendment takes into account that their neighbourhood is positioned at the top of Eastern Hill, Gore Street is 20 metres higher up the hill than Wellington St Collingwood which would put the actual rooftop of any development in our neighbourhood at 6-7 stories higher than equivalents elsewhere. <u>Infrastructure</u> • Requests that the amendment enforces that all developments are completed with suitably landscape streets, lanes and their own sites. <u>Form and Content</u> • Notes that the wording in the 'strategies' and 'objectives' sections of the proposed policy repeatedly state that any developer should 'respond to heritage significance and streetscape character', however they note that the proposed policy is overly subtle and should have better defined clauses in order for this to be achieved.
349	Community member	<u>Built Environment and Heritage</u> *Urban Design AND Heritage AND Building Design* • New buildings need to be respectful to their neighbours and new construction in a heritage area needs to be well designed, properly built using relevant building materials and appropriately scaled in relation to the adjacent buildings. • Notes that the economic value of real estate comes from its context and its value is derived from where the building is located. • Adaptive reuse is the economic, environment, social and cultural response to functional obsolescence. • Notes that for every dollar that is not spent on new build but on rehabilitation of buildings results in more direct jobs executing the works and more indirect jobs supplying associated materials and services to the project. • Suggests that the policy support development that improves the quality of the public realm. • Suggests that where the public realm has a Heritage Overlay, support development that will preserve and enhance the cultural significance of the area. • Suggests that there should be no private residential development that have floors that cannot be reached by a fire brigade extension ladder. <u>Housing</u> *Housing Diversity AND affordable housing AND Location of residential development*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• As apartment living has increased in Yarra, new apartment developments need to be more diverse to suit large families and share households. • Notes that the large public housing estates set in landscaped grounds are likely to be replaced in 20 years with medium density of social housing mixed with private apartment buildings set in communal gardens as well as public landscaped grounds. • Suggests that the policy supports Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that: - Provide for diverse housing types - Includes housing options for people with disabilities older person, student and those in need of crisis accommodation - Provide for a range of affordable housing types - Include greater housing choice for key workers - Encourage the supply of additional social housing and improvement to existing social housing. - Needs to be in residential zone to allow existing housing stock to become more multi-functional with work at home activities. - Suggests that adding extra living areas and bedrooms should be made easier as to facilitate multi-generational living. <u>Transport</u> *Parking* • Suggests that pedestrian and cycle links be improved by providing sperate pedestrian walks and bikeways in high traffic locations. • Notes that apartment developments will require to provide for off street parking for their visitors and essential workers. • Notes that aged care facilities need to include off street parking for visitors and emergency vehicles. • Suggests that charging points should be provided for electric vehicles in off street parking and in apartment developments. • A percentage of the meter charge from 2 plus hour metered car space should be allocated to upgrade the parking bays to include electric vehicle charging points. • Car share provides should pay appropriate fees for being the allocation and sole use of street parking bays. • Suggests that the policy requires carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be: - Set back behind the front building line to appear visually recessive when view from the street. - Located at the rear of a building, in an area of lower pedestrian activity. <u>Environment and landscape values</u> • Suggests the inclusion of an urban forest strategy that acknowledges that heritage trees contribute to climate sustainability. <u>Infrastructure</u> *Open Space AND Water sensitive urban design* • Suggests that developments should provide additional public accessible open space and avoid overshadowing to public open space.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Suggests that the policy be expanded to clarify how Yarra will integrate water sensitive design in the public realm. • The Edinburgh Gardens rainwater garden should be more correctly named a drain garden and should be fenced off. • Notes that Yarra needs to explain how it will integrate urban water in the landscape of its streets and roads. Note: Attachment also submitted under no.171. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.
350	Community member	<u>Other</u> *Liveability* • Impact of Covid-19. Should be factored into the revision of the planning scheme. • Importance of 20 minute neighbourhoods should be reflected in Yarra's Municipal Planning Strategy. <u>Housing</u> *Location of residential development* • Strategic Housing Framework Plan for Fitzroy North and Clifton Hill shows Queens Parade shopping strip as an area of moderate change. At most, this precinct should be an area of incremental change. • There may be other parts of activity centres in Yarra where moderate change is not appropriate. • Objectives and strategies will need to be rewritten to accommodate minimal and incremental change in activity centres. <u>Built environment and heritage</u> *Heritage* • Submission outlines key issues with proposed Heritage policy. Tracked changes of the policy are provided. • Objectives should be included. • Should have strategies about heritage conservation. • Reordering of strategies proposed in submission. • Further work is required to address Industrial heritage policy. • Policy should include a list of definitions. • Signs in a Heritage Overlay policy – suggested changes proposed. • Should be a clear definition of the public realm that includes laneways. <u>Form and Content</u> • Plain-English guidelines needed to support the new policy.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Other *Consultation* • Scope of C269 is so vast – normal process of review of submissions will be unworkable. Submission includes detailed tracked changes to the proposed Clauses 15.01-1L Signs in a Heritage Overlay and 15.03-1L Heritage.
351	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form* • Important that the planning scheme encourage small-scale development and refurbishment of existing buildings – the shopping strips must remain affordable for small businesses. • This means our shopping strips must have: - Height limits of 2-3 storeys only. No high-rise apartment complexes and no office towers. - Generous set-backs and the ability to see the sky. - Verandahs, room for outdoor dining, street vendors and buskers. - Plenty of public spaces and land/streetscaping, more trees. - Heritage protection to retain the village character of many of our shopping strips. - New buildings be well designed, environmentally sustainable and sympathetic to the existing built form. - Human scale, diversity and vibrancy. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
352	Community member	Built environment and heritage *Landmarks* • *Review of Yarra Landmarks Policy* is to be commended. However, the review represents a lost opportunity by concentrating on the existing landmarks identified in the current policy rather that undertaking a comprehensive assessment of the landscape to identify gaps/additional landmarks. • Big disappointment with the new policy is that it weakens the existing by introducing the concept of primary and secondary views with only the former being deemed important to retain. • Another challenge – probably cannot be addressed is the conflict between heritage controls and local policies such as the Landmarks policy and Plan Melbourne concept of activity centre. • Submission includes suggestions for additional views and new landmarks.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Submission includes detailed tracked changes to the proposed Clause 15.01-2L Landmarks.
353	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form* • A transition plan between commercial zones and heritage protected areas are required in order to protect the character and amenity of my neighbourhood. • Transition plan would include Brunswick and Smith Street and needs to include height limits (no higher than 5 storeys) and setback guidelines. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
354	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/Built form AND Character AND Transport/ Traffic/ Car parking* • Submission raises concerns regarding construction and development plans proposed for the Piedimonte's supermarket. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
355	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • I believe a human scale of development is essential for the health of communities. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
356	Community member • Submitted via Do Gooder Campaign	Building environment and heritage *Building design* • One of my favourite things about Fitzroy is that it doesn't have the type of overdevelopment we've seen in other areas. Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
357	Community member	Building environment and heritage *Landmarks* • Shot Tower, Clifton Hill. Primary views – much more than 1/3 of (upper) height should be retained visually unimpeded by any future works within the stipulated sight lines. Other AND Form and Content *Consultation* • Are there definitions included in the Scheme of the low-rise, mid-rise and high-rise? If not, then it is very important that these terms be defined. • If the rise definitions can be clarified, it would be appropriate that the community have a further opportunity to consider the wording before finalised.

Sub no.	Interest	Summary of Submission
358	Community member	Building environment and heritage *Building design AND Heritage* • In general overdevelopment should be discouraged. Low medium density rather than high rise buildings. • Need for a unified set of rules governing new and renovations to existing buildings. - Height - Green space - Environmental factors • Heritage buildings/heritage nature of many areas should be protected. • In shopping precincts, advertising should be in keeping with the heritage of the area and colour schemes limited as appropriate. Transport • Shared pathways for cyclists and pedestrians do not work. Example provided relating to Edinburgh Gardens. • Recent changes to Wellington Street and crossings on the old railway track in Scotchmer Street are problematic.
359	Community member	Activity Centres *Height/Built form AND Character* • Submission relates to Alphington- Fairfield Heidelberg Road area.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Photographic images attached to submission. • Activity Centres – should be called 'shopping centres', should be low rise and low density form. • Buildings along Heidelberg Road should be of 3 to 4 storeys maximum height. • Shops and businesses on the lower level – housing on upper levels. • Imperative that the 'feel' is retained. Building environment and heritage *Building design AND heritage* • Should encourage existing homes to be retained and restored. • Any new housing should be low rise and low density. • High rise should be discouraged as high rise developments severely diminish the look and feel of Alphington. Environmental and landscape values • The environment, parks, rivers, street trees and home gardens contribute to the 'feel' and should be protected and preserved. Housing *Location of residential development* • Yarra should discourage growth of the area as this changes the feel of the area. • Should keep our borders closed permanently and stop all immigration as this is the main reason for 'bad' growth.
360	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra. Form and content • Concerned that C269 terms are so vague that it appears that our activity centres could be dominated by buildings up to 14 storeys which would completely alter the character of these centres. Activity Centres *Character* • Enjoys the diversity and accessibility of the local shopping strips/activity centres – does not want to see them taken over by large developments.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Building environment and heritage *ESD* • Yarra's own climate change policy conflicts with the new C269. Well recognised that high rise buildings are not sustainable, either in the use of the materials or in operating costs.
361	Community member • Submitted via Do Gooder Campaign	Building environment and heritage *Building design* • Loves Fitzroy and values its heritage streetscapes. Anything over 3-4 storeys will change this special and unique place. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
362	Community member • Submitted via Do Gooder Campaign	Building environment and heritage *Building design* • Specific reference to North Fitzroy – most negative aspect has been the acceleration of poorly built, crowded developments. Most are far too large. Concerned about impact of new development on live venues. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
363	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form* • Specific reference to Rae Street, North Fitzroy. • Disappointed at the lack of detail included regarding Nicholson Street, Rathdowne Street and St Georges Road – totally inadequate. • Issues in submission largely relate to Nicholls Ward. • Local residents highly regard North Fitzroy (St Georges Road and Scotchmer St), Nicholson Rathdowne and Queens Parade Villages. • Low rise built form contributes to village atmosphere and amenity. • Commitment to the commercial diversity of these villages is important. • Importance of 20 minute village – residents of North Fitzroy are the enviable position of living in a "10 minute" village.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• C269 must identify these villages as significant and contributing to the very fabric of the local communities and Yarra Council must commit to and support the village concept of these precincts. This amendment must identify and protect the small scale fabric of these villages. • Requests that the Yarra Council recommit to identifying our local shopping strips as villages. • We do not want higher residential developments above the shops in these villages. <u>Form and content</u> • C269 should clarify many terms – what is meant by incremental change, what is mid scale, mid rise, low rise? Is mid rise the same as mid scale? Incremental change should be explained. What does this mean? <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Submission includes detailed tracked changes to the proposed Clauses 11.03 Activity centres, 15.01 Landmarks and 15.03 Heritage.
364	Community group (Protectors of Public Lands Victoria Inc.)	<u>Other</u> *Liveability* • largely support the Amendment C269 and think it provides clarity and protection for heritage and open spaces in City of Yarra, and a plan for the social and economic development in City of Yarra for the future. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.
365	Community member	<u>Built environment and heritage</u> *Urban design AND Building design AND Landmarks AND ESD* • 15.01-1L Urban Design: - Strategy 18.1, Objective 18 – developers often consolidate titles including ROW's when the opposite should occur. The historic laneways need to be heritage listed and protected. - Overshadowing of public open space should be based on the winter solstice, not the equinox. - Under Clause 21.05-2 (existing Clause), Objective 17 – the terms low rise, mid rise and high rise are ambiguous and open to interpretation. Developers will be able to submit applications and justify far greater heights. • 15.01-2L Building design:

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		- Above grade carparks – Developers are incorporating ground floor and above carparks – to avoid the time and cost in building basement carparks. Concerned about impact – developments end up being higher, ground floor commercial space diminished, poor activation. - Compliance with BADS – applications should have 100% compliance with BADS. - Roof top gardens – Where possible public open space should be at ground level (instead of roof top gardens). - Landscaped setbacks – New developments should respect the garden and green character of Alphington and Fairfield by having landscaped setbacks. - Shade sensitive interface – Yarra should have shade sensitive interfaces for Heidelberg Road (like Banyule). • Needs to be recognition of natural landmarks. Submission suggests additional landmarks. • ESD – Yarra should be setting a high environment standard (reference to Nightingale development). <u>Activity Centres</u> *Boundary AND Character AND Height* • Concerned about expansion of the Alphington Activity Centre to include 582 Heidelberg Road Alphington. • C269 seems to imply that all activity centres in Yarra are the one and same. Hierarchy of Activity Centres must be recognised and maintained. • Importance of diversity of development. Reference to "20 minute neighbourhood". • Commercial lots in Fairfield fronting Heidelberg Road are zoned C2Z. The draft Heidelberg Road Local Area Plan proposes to develop these lots to the same height and density as the C1Z zoned lots in the Alphington NAC. Community feels this is an overdevelopment of the C2Z lots. <u>Environmental and landscape values</u> • Protection of the river corridors needs to be strengthened, particularly with new developments.
366	Community member	<u>Form and content</u> • Supports the broad aspirations of C269. • Think it is important for Council and the Panel to consider the views of people who live in apartments in equal weight to people who live in established detached and semi-detached dwellings. <u>Housing</u> *Location of residential development AND Housing diversity AND Housing affordability* • Amendment places an undue emphasis on the need for Yarra's housing policy to facilitate neighbourhood character outcomes rather than housing and affordable housing outcomes. • Language used frames multi-unit development as a challenge to character that needs to be "managed".

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Policy support for increased social and public housing is good. • No recognition of the role that market rate multi unit development has in ensuring affordable housing outcomes in Yarra. • Housing diversity policy has a narrow view of what types of housing diversity needs to be supported. Does not mention singles or couples. Nor does it note that the vast majority of homes in Yarra already cater for families. • Broadly supports the housing change framework as identified by the Yarra Housing Strategy.
367	Community member • Submitted via Do Gooder Campaign	Form and content • Would not be unreasonable to say that this amendment is too little too late. Urban planning and design is being led by developers. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Activity Centres *Height/Built form and Character* • Reference to previous experiences in dealing with development applications. • Reference to Piedimontes development – too big and inappropriate location, fails to respect the streetscape and neighbourhood, will reduce diversity of the shopping village. • C231 – height restrictions in Precinct 4 – If Council had proactively put in place a similar overlay for the Fitzroy North village, then Piedimontes would not be seeking approval for such a large inappropriate development. • We need proactive, well planned, respectful planning overlays as a priority. However despite the communities repeated voice against large scale developments in local villages/hubs /activity centres, C269 still fails to include any significant planning overlays for these area. • I request that C269 includes overlays for the Fitzroy North Village, St Georges Road that reflect the C231 overlay for Precinct 4 which restrict heights to 3-4 storeys with appropriate setbacks. • Consideration of similar overlays should be given to other key local activity areas including Nicholson and Rathdowne Street.
368	Community member • Submitted via Do Gooder Campaign	Other *Consultation AND Liveability* • Concerned that this proposal has been put up with no active attempts to engage with residents of this area. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Built environment and heritage

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Heritage • Heritage protection is vital in Fitzroy. C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. • Accepts that there should be some residential development but not at the expense of heritage. • Retention of front facades is not preserving heritage. • Street verandahs must be preserved. <u>Housing</u> *Affordable housing* • Affordable housing should be an important element in this planning.
369	Community member	<u>Transport AND Built environment and heritage</u> *Building design AND ESD* • Separated bike lanes – being undermined by the effect of large, tall buildings that come right up to the footpath. Creating a wind tunnel that is increasing to the point of extreme danger. • Developers of tall/mid-rise buildings -to provide wind assessments for cycling. • The number and land area of tall/mid-rise developments be severely restricted. • Any such development be set back from the pavement at ground level and required to be surrounded by functional green space including trees and shaded seating. • Continuity of bike lanes is essential for cyclists' safety. • Any new corner structure can be an opportunity to increase visibility by requiring the corner of the building to be rounded/angled diagonally. • Mandate window shading. • Green walls – yes! For both commercial and residential buildings. • Private swimming pools – time that the Council officially planned not to allow private inbuilt pools for houses and apartments. • Would like the plan to specify that all new builds must be equipped with renewable energy facilities with the ability to be upgraded. <u>Environmental risk and amenity</u> *Interfaces and amenity* • Construction noise – Suggest that Yarra adopt a policy of allowing only one noisy building/renovation project at a time in 500 metres of any residential dwelling. Suggests a policy of staggering them also. <u>Housing</u>

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Housing affordability • Meaning of 'affordability' needs to be defined. • Yarra needs more public housing. • Affordable housing must have the same safety, amenity, aesthetic and environmental standards as other housing.
370	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Transport/ Traffic/ Car parking* • Concerned about this development and its negative impact on existing retail, foot traffic safety and traffic and parking issues. Will also ruin the beauty of the shopping village and Scotchmer Street. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
371	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage* • Neighbourhood shopping is precious – diversity and fine grain. Concerned about Piedimonte's development. • Not the heritage shop fronts and parapets alone that give our activity centres their character – the sky that frames them is equally important. Environmental risk and amenity *Climate change* • Yarra declared a Climate State of emergency. Bravo! Require developers who operate in Yarra to be part of the solution not intensity the problem. Housing *Affordable housing* • Affordable housing quotas should be mandated – 10% minimum. • Residential development models that put people before profit should be given priority. Infrastructure *Open space*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Parks are under duress. Open space funding being levied against developers needs both to be used appropriately, and seen to be used as such. • Council needs to decide the primary purpose of its parks and open spaces. <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
372	Community group (Protect Fitzroy North Inc.)	<u>Form and content</u> • Submission refers to tension between "performance-based" ideology underpinning of the Victorian planning system and the goals of providing more certainty and community trust in planning outcomes. • Reference to VAGO report. • Believes that the system needs some further prescription within a performance based system. • Community craves greater certainty in planning outcomes. • Many of the changes/clarifications we seek in C269 are around improving clarity and fixing areas where lawyers could argue one part of the scheme against the other. <u>Activity Centres</u> *Height* • Submits that Queens parade Am C231 should be regarded as a 'gold standard' outcome that successfully balances the many competing objectives that state planning policy challenges us with. • Submits that this more balanced and nuanced approach of how and where development is directed into the activity centres isn't sufficiently reflected in C269. This needs to be addresses because it's simply unrealistic/infeasible to complete strategic work like that entailed in C231 in the kinds of timeframes (or perhaps at all) such that all of the shopping and commercial strips can receive the kind of "love" and attention that they really all deserve. <u>Environmental risk and amenity</u> *Climate change* • C269 falls short of community aspirations on climate change. <u>Housing</u> *Affordable housing*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• C269's ambition for 10% affordable housing in respect of rezonings of land is laudable but Melbourne CC today revealed plant to push for 25% (although notably only in respect of MCC owned land). Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.
373	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/Built form AND Character* • Restrict development of buildings 8-14 storeys high in low rise local shopping strips. Please help retain something of the area's qualities by minimising further development, especially along the southern side, between Punt Road and Church Street. • Put more consideration into integrating green areas/ trees in shopping areas. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
374	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Does not support the redevelopment of the Piedimonte's supermarket. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
375	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage AND Building design* • Whilst an increase in density is desirable, it should not affect the heritage value of our neighbourhood. • Heritage verandahs should be encouraged in shopping strips. • Height of buildings should be minimal. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
376	Community member	Other *Liveability*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Fully supports AFADA submission. Transport • Densification of development has resulted in significantly more on-road parking in residential streets. • The outcome is reduced safety for vehicles, cyclists and pedestrians on residential streets, reduced amenity, increased traffic delays and no visitor parking. • Policy should recognise the growing use of electric vehicles and support that use by the provision of charging facilities in new developments.
377	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/Built form AND Heritage AND Character* • Submission is about preserving Victorian heritage shopping strips across Yarra which are the heart and soul. • Does not want residential development in these areas. • Values the "20 minute" neighbourhood. Socially and culturally important. • During Covid lockdown – importance of the local activity centre – the local shops – changed the way people lived. • Submission includes details of personal experiences about the importance of the local shopping strip – strong sense of local community. • Future of our local North Fitzroy Shops is now very different – land banking and residential development in the shopping precinct/impact of supermarket business buying adjoining residential shops and houses until they owned the block. If appropriate controls were in the current planning scheme then this would not be occurring. • Concerned about the impact of residential development on local and neighbourhood activity centres. Reference to the demise of Johnston Street, Smith Street North and Bridge Road. The new residential development in these streets have removed the important centres to the local 20 minute neighbourhood. • Values the quirky creative little cafes, small start-up creative industries housed in these small heritage shops. • Once these heritage shops are gone and replaced by mid-rise residential development we can never go back. • The local shops are the heart and soul of our neighbourhoods and must be protected from residential and commercial development. • Heritage and local shops must have the highest level of protection to stop land banking the strong push for midrise residential development. • Submission refers to C231 Queens Parade planning controls. Mandatory heights and setbacks were put in place to preserve and protect the area. Built environment and heritage *Heritage AND Building design AND ESD AND Landmarks AND Urban design*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra. • Street verandahs should be reinstated. • Views of our streets and lanes should ensure visibility of the heritage buildings against the blue sky. • Development above these heritage buildings should have a mandatory height of 10.5 metres. • Greater controls over the sustainability of new buildings – many developments are so poorly designed, no space for solar panels as they have roof gardens. • Roof gardens should be removed in the scheme. • Adaptive reuse of heritage and existing buildings – demolition clauses are weak and must be strengthened. • Buildings must have greater levels of sustainability and it must be in Yarra's new planning scheme. • Discourage use of gas in housing developments. • Green space is being reduced with new developments. New developments need to ensure more open green space in their planning. • Only 16 nominated landmarks. Local residents should be asked to nominate local landmarks which are important to them. • Landmark policy does not protect the landmark, it protects the views to it. • Many views of landmarks are at risk of being blocked by new developments and this should be addressed. • Submission includes suggestions for additional landmarks. • Need to protect our laneways. Public laneways should not be sold off. Laneways should be part of the public realm. • Overshadowing of open space by development should be on the shortest day of the year in June (reference to MCC open space policy). <u>Housing</u> *Affordable housing* • Possible 10% minimum should be increased. <u>Environmental risk and amenity</u> • Yarra has declared a Climate State of emergency which is not reflected in C269. <u>Environmental and landscape values</u> • Street trees, avenues of trees, native trees, culturally significant trees, trees in your park – should be registered and retained. • The Urban Forest is a major policy in Yarra and needs implementing through this scheme. <u>Form and content</u>

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• In your 'planning schemes' it is about the built environment, strategies, full of clauses and definitions which ordinary people don't understand. • DDO16 Panel removed the objectives of the Amendment – I want these objectives included. • Proposed Policy lacks definitions of technical terms. There should be an accompanying document with a set of well-illustrated guidelines in plan English to support the new policy. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
378	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Specific reference to Alphington. • Doesn't want suburb and surroundings transformed by high rise buildings that change the look, ambience and culture of neighbourhood. • Concerned about tall buildings overlooking quiet suburban streets. Other *Liveability* • Involved in several community action groups. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
379	Organisation (Royal Historical Society of Victoria)	Activity Centres *Boundary* • Strongly opposes the extension of Swan Street Major Activity Zone boundary to include the Mixed Use Zone between Tanner Street and Richmond Station: - Rare example of an extensive industrial complex of great heritage significance that should not be subject to the development pressures inherent in its inclusion in a MAC. - Boundary extension is unnecessary. - Introducing further intensive development will place the heritage values of the place at risk. Other *Consultation*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Notice provided for this boundary change is misleading and inadequate – request that if Council wishes to continue with the proposal it should be readvertised as a separate amendment. Submission includes detailed tracked changes to the proposed Clauses 11.03-1L Activity Centres, 15.01-1L Urban Design, 15.03-1L Heritage, 15.01-2L Landmarks and 16.01-2L Housing.
380	Community member	Activity Centres *Character* • Concerned with changes proposed to development along Yarra's Boulevards and in particular Victoria Parade. • Appropriate that the existing scheme seeks to protect the dominance of the trees along Yarra's Boulevards and this should not be removed as is done with the wording in the current scheme. • Requests that the scheme be modified to protect the dominance of the trees along Victoria boulevard by strengthening the controls for low scale development at the boulevard interface with significant setback to additional height. • Controls for Victoria Parade should be done in conjunction with Melbourne CC to ensure coordinated and compatible development. Submission includes detailed tracked changes the proposed Clauses 11.03-1L Activity Centres, 15.01-1L Urban Design and 15.01-2L Building design.
381	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage AND Character* • Bridge Road: - Key strengths are the heritage feel, being able to see landmarks (Pelaco building, spire of St Ignatius's church, Richmond Town Hall. - should be about unique, destination retail formats that attract people to Richmond. - Should be walking pedestrian area, with seating/tables/provision for community activity • Swan Street: - Love the Swan street retail and entertainment precinct, being able to see Dimmeys Tower, or the covered walkways off the junction of Swan and Church. - Need to ensure it maintains this character and does not become a cold dark wind tunnel with tall buildings which will destroy its uniqueness. Built environment and heritage *Landmarks* • Submission suggests the inclusion of additional landmarks.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Housing *Location of residential development* • Moderate change areas: - Swan Street – should cluster these zones rather than spread them through the entire street. - Bridge Road – as above. • Minimal change areas – should be added to more sections along Malleson Street and extend to sections along Wall Street. From the Coppin/Wall/ Malleson intersection, houses on the west side part of the way down to Dame Nellie Melba Park should also be minimal change areas. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
382	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
383	Community member • Submitted via Do Gooder Campaign	Activity Centres *Height/Built form AND Character AND Transport/ Traffic/ Car parking* • Thinks 8-10 storey buildings will damage the character of Brunswick Street – will compromise the heritage streetscape, increase parking problems, create overshadowing and reduce amenity. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
384	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Boundary* • Exhibited 11.03-11 Clause rails to differentiate the key differences between Neighbourhood and Major activity centres – for example their differences in terms of objectives, strategies and activity. • Concerned about maintaining the unique character, liveability and heritage values of the neighbourhood activity centres.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Housing *Location of residential development* • Amendment does not adequately describe the differences between the change zone outcomes – for example – for the incremental change zone – how is a 'smaller scale apartment development' defined, what would be the height and density limits? Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
385	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Development in this area should not detract from the liveability, particularly as this is precisely the feature of the area that developers profit from. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
386	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Important to continue to have a sustainable city environment – means ensuring population density is managed well. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. Infrastructure *Open space* • Yarra has great parks, walking paths, cycling routes – need to be expanded. Transport • Individual private vehicular transport should be discouraged by expensive parking fees and reductions in availability.
387	Community member	Activity Centre *Boundary* • Lives in the ex-industrial precinct to the north or Richmond Station – has a unique character. • Concerned about applying the Major Activity Centre to the whole of the precinct.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Amendment would make it easier to push through even larger inappropriate buildings – Council should be actively preventing this through the imposition of height limits that reflect surrounding buildings in the precinct (4-6 storeys) and ensuring that new buildings reflect the usage mix (50/50 resi/commercial) rather than just office. • Submission includes reference to a previous Council resolution (November 16). Why has this not been reflected in the Amendment? Built environment and heritage *Landmarks* • Submission includes suggestions for additional landmarks. Other *Consultation AND Liveability* • Clear lack of consultation in the development of the Amendment. Council needs to restart the Amendment drafting process with community consultation as a major input. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
388	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
389	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Heritage* • Hope that something can be done with this document to unwind the well-progressed destruction of Yarra currently underway as a consequence of overdevelopment. • Would like to see the strongest possible heritage protection to preserve the greatest amount of the neighbourhood. . Activity Centres *Character* • Developments in progress on Johnston Street near Smith Street are the latest appalling example of the community's capitulation in the face of external forces that have no care for Yarra, Other

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Liveability AND Zoning • Refer to the attached as an example of what sort of legacy can be made to the promenade that is Heidelberg Road through Clifton Hill. That is to say that the facades of a century old road, one of the first out of the Hoddle grid, can be maintained as silent witness to history, without the imposition of ever higher forms that cast shadows on us all. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years. • Something should be done to correct bias towards residential development of commercially zoned lots.
390	Community member	<u>Activity Centres</u> *Height* • Resident of Collingwood. • Active in trying to get Council to add working on an updated DDO for Gipps Street to their priority list following acceptance of a petition by the Councillors in December 2019. • Concept of "Activity Centre" is included in the proposals – these are not clearly defined. <u>Form and content</u> • Concerned about the lack of specific defined planning objectives. Relying on the broadest of planning intents as directed by State Government will not allow Yarra to evolve in the way local rate-payers wish to see. • Yarra has signed on to the Age – Friendly City initiative. 20 minute city is another initiative – concerned that C269 does not allow the Yarra Planners sufficient guidance and direction to move towards these aims. • Work by local planning experts such as Robert McGauran and the local Universities – encourage the authorities to take notice of these works to make the proposed Amendment more tightly worded and enforceable. <u>Built environment and heritage</u> *Building design AND Signs AND Landmarks AND Urban design* • Existing planning submissions include shadow diagrams – about sunlight. This does not take into account that people need daylight, not just sunlight, for their well-being. Current rules and proposed Amendment does not include any reference to the benefits of natural daylight. • Recent worrying development – Minister's direct intervention in the Planning System – example provided – Gazettal of Amendment C283 – used as a precedent for justification to increase heights. • 15.01-1L Signs – current legislation appears to limit control of illuminated street signs due to the effect they have on drivers and road users. These can be placed in direct line of sight of residential developments, apparently with only limited control of the light pollution effects.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Current documents refer to a very limited list of major landmarks. There are other more significant major buildings and structure that warrant some degree of protection. Example – Brew Tower of the Yorkshire Brewery. • Yarra is talking about creating more "pocket parks" – yet planning controls do not easily facilitate the Council Planners to insist on creation of public space within development sites and instead have to rely on the developers offering some public space, usually in return for some compensation such as height. • Existing laneways appear not to have any designated protection under the current legislation. <u>Transport</u> • Does not appear to be mention or recognition of the changes in vehicle usage and availability of larger e-bikes and the potentially adverse effects this is having on the "age-friendly city".
391	Community member	<u>Other AND Form and Content</u> *Consultation* • Objects to the lack of community consultation. • See no reference in the strategy to address the Yarra planning application process which has offered little rhyme, reason, accountability or timely results of the community. • Silent on the most relevant concern – the actual planning process no longer serving the community.
392	Community member	<u>Activity Centres</u> *Height/Built form* • Concerns relate to plans for the south side of Johnston Street east of Doddle Street. • Note been able to work out what is meant by "mid rise" development in that locale. • Take this as a submission that any development in that area that permits building of more than three storeys at most is unacceptable because of the catastrophic effect on sunlight on properties on the north side of Stafford Street.
393	Community member	<u>Activity Centres</u> *Boundary* • Would like to submit preference for Wangaratta, Botherrambo and Tanner Streets to remain excluded as part of the Activity Centres Plan (11.03-1L0). • Strongly opposes further high rise developments within the pocket. • Many residential dwellings in the area, need to maintain the community vibe. • Currently road network would not accommodate any extra development. • Style of developments do not enhance the current residential dwellings and as they age, are eyesores and devalue surrounding properties. • Important to maintain Richmond current bohemian, inner city appeal.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
394	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Very concerned that Yarra is proposing developments up to 14 storeys in the identified areas. Will destroy historic streetscapes, decrease amenity of neighbouring areas, increase traffic congestion and overuse of community facilities. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
395	Community member	Form and content • Broadly supports C269. Transport • Concerns relate to 18.02-4L Car parking: - Proposal is woefully inadequate ad won't be enough to bring about changes that other amendments envisage. - Resent having to pay tens of thousands of dollars extra for my new home because past planning regulations have in effect forced me to buy parking spaces that I do not want. - Appreciate that the motivation for the present amendment is to reduce minimum parking requirements, but is completely inadequate. - Linked to Council's unfair subsidy of car use through free parking on public streets and absurdly cheap resident's parking permits. - Solution is a free market in parking. - Council should as far as possible get out of providing parking, encourage private provision and a fee market. - Need a better amendment that moves towards reducing Council's involvement in the provision of parking and helps establish the principle that car parking is a matter of free choice fully funded by those who make that choice.
396	Community group (The 3068 Group Inc.)	Other *Liveability* • New amendment is predicting the population to double what it was in 2006 by 2030. A plan to double the population in 24 years and to conserve the heritage fabric that is valued, requires more balance. Activity Centres *Height/Built form AND Character AND Boundary*

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Mandatory height controls should be applied to all heritage shopping streets. Controls should extend at least to the street behind the main street. Controls should protect the retail functions from the encroachment of residential high rises. • Policies should ensure Mixed Use are not allowed to develop into high density residential zones by stealth. • Current Municipal Strategic Statement (Clause 21.02 Housing Growth) – this is a sensible approach and should not be removed from the proposed Municipal Plan. • Defining boundaries to the Activity Centres, will increase certainty but will also increase anxiety for those living on the boundary. Transition policies need to be strengthened such as the rear setback provisions adopted in DDO16. • The boundaries cause confusion – entire length of Queens Parade is defined as an activity centre but only the shopping precinct qualifies as an activity centre. The terms are not well defined. • Extending the boundary of the Queens Parade Activity Centre to include Mayors Park should be deferred until a heritage study is commissioned to determine whether Mayors Park requires heritage and significant landscape overlay protection. • Extending the Swan St Activity Centre to include the industrial complexes north of Richmond Station is not supported. Not been well advertised and is a very important heritage area. What are the changes to boundaries? • Now that the boundaries are defined we can ask – what is the percentage of Yarra that is not an activity centre? <u>Economic development</u> • Spatial Economic and Employment Strategy should be reinforced by the new Yarra Planning Scheme. Submission includes detailed tracked changes to the proposed Clauses 02.01 Context, 02.02 Vision, 02.03 Strategic Directions, 15.03-1 Heritage and 15.01-2L Landmarks.
397	Community member • Submitted via Do Gooder Campaign	<u>Other</u> *Liveability* • Don't overdevelop. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
398	Community member • Submitted via Do Gooder Campaign	<u>Built environment and Heritage AND Activity Centres</u> *Heritage AND Height/Built form* • Has particular concerns about protecting Yarra's heritage for future generations. • Pleased to see that the heritage proposals in Clause 15 contain some improvements, particularly with stronger wording (Submission outlines the areas with stronger wording). • Regarding taking particular account of corner locations when considering setback/sightlines of development proposals – think it is important to apply the restrictions on corner sites to development that would be visible from the corner even if they are not actually on the corner block.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Regarding height controls for residential extensions – concerned that the stipulation that residential extensions must be "substantially concealed" is open to interpretation. • Regarding providing a transition when development takes place adjacent to land in a Heritage Overlay – has concerns about the current direction of Gipps Street, which has been designated a "major employment precinct". Without proper controls these developments will fundamentally change the skyline and literally overshadow the heritage cottages in Campbell Street. • DDO11 in place for Gipps Street stipulates that developments above 4 storeys need to demonstrate a high standard of architectural design and should minimise overshadowing of adjoining streets, public spaces or private properties, but this seems to be routinely disregarded during the planning process. • Major failure of the entire planning system when so many projects are being proposed/approved/constructed around the same time. Cumulative effect of all these developments is never considered. • Vitally important that the cumulative effect of developments along the Gipps Street corridor, and its impacts on nearby residential heritage areas, is considered for all future planning applications. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
399	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Height/Built form* • Want to make sure that the area stays a great area for all kinds of people to live in. Big part of this is its diverse and dynamic shopping strips that we can walk to. They will inevitably change in character but I hope they can continue to benefit us all for years. • Some low-level development behind and above shops is appropriate after wide local consultation. Essential character to remain. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
400	Community member • Submitted via Do Gooder Campaign	Built environment and heritage *Building design* • Ongoing rise in building heights in the area is concerning. The streetscape needs light, and these 4-14 storey buildings are out of character, will create wind tunnels, and block light from our street and street trees. • Green building/practices are essential. Activity Centres

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Height/Built form • Building large towers behind Johnston Street, Smith Street, and Brunswick Street is short sighted, and will diminish the appeal and character of the area. <u>Other</u> *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
401	Community member • Submitted via Do Gooder Campaign	<u>Built environment and heritage</u> *Building design* • New building should be carefully designed to improve the character of the neighbourhood, as well as provide good quality living and working spaces. • Needs to be much more care taken with overshadowing and wind-tunnel effects, as well as creating a human-scale environment that encourages community use. <u>Other</u> *Liveability* • Supports a careful/gradual increase in population density in Yarra. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
402	Community member	<u>Built environment and heritage</u> *ESD* • Strongly supports action by Council to maximise sustainability and minimise the impact of climate change in the Council's planning policies and operations. • Fairfield/Alphington areas includes outstanding and unique parklands, river access and amenity of Yarra Bend Park. Must be protected from over development through high rise buildings and a disproportionate increase in the local population.
403	Community member	Section A of submission provides close consideration of the proposed Context, Vision and Strategic Directions: - Context - Vision - Strategic Directions - Strategic Framework Plan

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		Section B includes detailed responses to several Local planning clauses by submitting amended wording: - Activity Centres - Environmental and landscape values (Biodiversity, River Corridors) - Environmental risk and amenity (Flood Management) - Built environment and heritage (Urban design, Building design, Landmarks) - Economic Development (Tourism) - Infrastructure (Open space, Public open space contribution) Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.– same as submitter no. 302.
404	Community member • Submitted via Do Gooder Campaign	Activity Centres *Heritage AND Height/Built form AND Character* • Concerned for the heritage character of Brunswick Street. Deeply concerned about any change to planning which would enable 8+ storey buildings on Brunswick Street – would dwarf the heritage streetscape, overshadow outdoor public amenity leading to loss of foot traffic/decline in business activity. • They become shaded wind corridors, with greatly reduced pedestrian activity. • Would like to see greater value placed on the heritage character of Brunswick Street. • Amending its status to an area of 'moderate change' would have severely negative consequences. Other *Liveability* • Thank-you for this opportunity to contribute to the future of Yarra.
405	Community member	Activity Centres *Boundary AND Height/Built form AND Heritage* • Beggars belief that Spensley and Berry Streets, Clifton Hill are designated local activity centres and that a small section of Ramsden Street is likewise designated a local activity centres. Contents that there is now very little commercial 'activity' in these two locations. • Submission includes a survey of the different types of commercial outlets. • Submission includes reference to two proposed developments in east Clifton Hill – highlights concerns.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• There should be no more residential developments up to 7 storeys built above local heritage commercial premises. There should be no more residential development in local neighbourhood shopping areas – and in particular in the very small local shopping area of east Clifton Hill. • Accepts that there should be some residential development in east Clifton Hill, but not at the expense of the ongoing viability, diversity and heritage of our local shops. <u>Built environment and heritage</u> *Heritage AND Landmarks AND Urban design AND Building design* • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of east Clifton Hill and entire city of Yarra. • There are significantly many more than 16 landmarks in Yarra. Submission includes suggestions for additional landmarks. • Public laneways should not be sold to private interests, including to developers. • Very disappointing that many of the laneways are not regularly cleaned by Yarra. • Yarra should restore the laneways to their original condition and improve the cleaning and weed control. • Yarra needs to ensure that all new developments have more open green space in their planning – including green/planted set-backs from the street. • Some buildings in Yarra's parks should be heritage protected including the small bluestone 'shed' in the parkland near the corner of the Esplanade and Spensley Streets. All heritage-era gazebos in parks should be heritage listed and protected in C269. • New developments should not be allowed to overshadow parks/parkland and likewise should not be allowed to overshadow or obliterate views of the parks and our heritage skyline. • Heritage/CBD skyline should remain visible from parks/open spaces east Clifton Hill. • Would be beneficial to have the verandas reinstated on all heritage shops where they previously existed. <u>Environmental and landscape values</u> • Where appropriate, culturally significant trees, street trees, avenues of trees and trees in marks should be retained and registered with heritage status. • All trees of substantial age should be listed as heritage protected throughout the municipality. • Yarra River, Merri and Darebin Creeks should be managed and protected to ensure biodiversity – development should not be allowed along these corridors. <u>Infrastructure</u> *Open space* • Importance of open space during Covid-19 lockdown.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
406	Community member	Built environment and heritage *Building design* • Reference to Council's Disability Advisory Committee. • Critical issue facing people with disability, and many other people in our community is access to suitable hosing. Housing that enables everyone to live in the community and independently – and for people with disability to have the same human rights as everyone else. • Submission references a key goal and strategies from Council's adopted Access and Inclusion Strategy 2018-2024. • Submission references Council's Housing Strategy, 2018 relating to universal housing design. • Given the development of the current Amendment and Council's stated policy positions, I urge Council to pursue inclusion Universal Design and the Liveable Housing Guidelines and develop a position on mandatory minimum accessibility regulations for Class 1a residential buildings and internal parts of individual Class 2 buildings.
407	Community member	Built environment and heritage *Heritage AND Building design* • Council's proposal of a two room setback is too prescriptive and does not take into account the specific characteristics of the building, the setting and appropriate response required. • Needs to be indoor flexibility so each property can be extended and renovated to take into account the objectives of the heritage policy and the objectives of the land owner. • Allowances need to be made for making tiny 18th century buildings accommodate modern families.
408	Community member	Built environment and heritage *ESD AND Heritage* • Part of the issue with ESD clause – it does not appear to be linked to objectives which need to be addressed in section 54/55 so it questions how important they will be in both the design and approval processes. • Would like to see: - Climate emergency that we face means ESD must be central to all designs and underpin all planning application decisions. - Distinction between a green roof and a conventional roof deck due to the ESD benefits green roofs provide. - Green roofs and walls receive greater weighting in decision making when there is conflict with heritage objectives. - Solar passive designs and external features that reduce shading on windows in summer should take precedence over heritage values. Form and content • Main issue I see for the proposed amendments is still with the decision making process where there are conflicting objectives. For example, the heritage policy places a number of restrictions on what can be done to a building that can contradict ESD objectives. Submission includes details of personal experience regarding this issue.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
		• Would like to see clearer guidance in the application of Clause 71.02-03 which already states that where there are conflicting objectives that they should be found in favour of net community benefit and sustainable development for the benefit of present and future generations.
409	Representative of landowner (Human Habitats on behalf of the Argo Group)	Housing *Location of residential development* • Submission relates to 133-137 Victoria Parade, Fitzroy. • Submits that the subject site is unique and should be designated in a "High Change Area" and not "Moderate Change Area". Submission outlines justification for this request.
410	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • Appalled at the attitude, language, behaviour of local council reps and planning officers to an overdevelopment behind my home in Fitzroy that was eventually allowed to proceed. • What you are currently allowing in Fitzroy/Yarra is nothing short of a disgrace. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
411	Community member	Activity Centres *Boundary* • Objector at the VCAT hearing for 9-13 Stewart Street Richmond. • Reference to Council memo dated 16 December 2020 re VCAT query. Re C191 amendment: The MUZ north of Richmond Station was not discussed. Hence the "land subject to future strategic work" noted on the map. • There has been no strategic planning work presented for the MUZ in the C269 amendment that I can find. • Fearful that council is intending to include the MUZ within the Swan Street Activity Centre via the C269 amendment without any strategic work or consultation. Should require a stand along amendment.
412	Representative of landowner (Salta Properties)	Form and content • Write to participate in any Panel established to consider C269. • Express a level of concern with the amount of new information and policy that is being advanced by C269. • Of the view that the proposed adjustments to the policy framework have the potential to undermine key State policy initiatives that direct more intense development outcomes within designated activity centres and urban renewal areas.
413	Community member	Built environment and heritage *Heritage AND Building design* • C269 should have clearly listed heritage objectives to preserve and conserve the heritage of Yarra.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	• Submitted via Do Gooder Campaign	• Encourage adaptive re-use of buildings and provide affordable housing. • Important to consider the laneways, open spaces and trees. Activity Centres *Height/Built form AND Heritage AND Character* • Fortunate to have such a variety of local shopping areas, many with historic buildings which form a unique streetscape. If large developments area allowed in and close by – character of these historic area will be completely lost. • Accepts that there should be some residential development but it should not be allowed to tower of the levels of the existing streetscapes or at the expense of the viability, diversity and heritage of the local area. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
414	Community member • Submitted via Do Gooder Campaign	Activity Centres *Character AND Heritage AND Height/Built form* • Reference to North Fitzroy village. Protect the village character and heritage. • Area dominated by low rise and fine grain stock. • To accept that 8-14 storeys for the low-rise local shopping strips that are the heart and soul of our community, is to accept that the development opportunities are given priority over the health and wellbeing of communities. • This level of growth is outdated, inappropriate and unacceptable – hugely detrimental to both the "heritage place" and the village's economic viability as 20 minute neighbourhood activity centre, and creates a precedent. • In our community incremental growth is 2-4 levels, and moderate growth is 4-6. High change is 8+. Housing *Location of residential development* • Accepts that residential development along the lines of the Yarra Housing Strategy makes sense. Submission includes reference to VCAT hearing re the Piedimonte's application and concerns relating to the interpretation of policy. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
415	Community member • Submitted via Do Gooder Campaign	Infrastructure *Open space* • Values the green spaces. Keep many parts of Yarra accessible to dogs for health and wellbeing. • Worried about increased population density due to apartments. Parks are currently overrun some days and cannot withstand ever increasing use. Activity Centres *Character* • Loves the heritage charm and eclectic retail options available. We do not need towering apartments on every corner nor mega supermarkets in small shopping strips. Other *Liveability* • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
416	Representative of landowner (Human Habitats on behalf of James Richardson Corporation Pty Ltd)	Housing *Location of residential development* • Submission relates to 39-47 Lithgow Street, Abbotsford. • Supports the inclusion of the site in the Victoria Street Major Activity Centre within the Strategic Framework Plan in Clause 02.04-1. • Does not support the designation of the site as an Incremental Change Area for the purpose of Clause 16.01-2L. Proposes that the site be designated as a Moderate Change Area, which better reflects its position in the Victoria Street Major Activity Centre and its future development potential. Submission outlines justification for this request.
417	Community member • Submitted via Do Gooder Campaign	Other *Liveability* • One only needs to look at Brunswick East/Brunswick/Collingwood Smith Street to see the very poor developments the government approves to be developed. Please do not continue to destroy this lovely city. • Notes that this submission is made to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years.
418	Representative of landowner	Form and content • Submission on behalf of Client in relation to 1-9 Gertrude Street Fitzroy. • Supports the structure and formatting of the Amendment. However, submits that elements can be improved.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
	(Tract on behalf of Besen Gertrude Pty Ltd)	Submission includes detailed tracked changes to the proposed Clauses 15.01-1L Urban Design, 15.01-2L Building Design, 15.01-2L Landmarks, 15.03-1L Heritage and 15.03-1L World Heritage Environs Area.
419	Community member	<u>Built environment and heritage</u> *Heritage* • Wishes to oppose the amendment on grounds of cultural and historical importance.
420	Representative of landowner (SJB Planning on behalf of UEM Sunrise (Collingwood Development) Pty Ltd)	<u>Form and content</u> • Council has sought to include a series of low-rise, mid-rise and high-rise terms, albeit without qualification. This would create considerable uncertainty for the community, is at odds with the intended purpose of Schemes. • Concerned with the large number of background documents sought to be included in the Scheme. • Varied and new policies are based on Councils Planning Scheme Review that is now 7 years old. Considerable time has therefore passed – undermines the value of the background work that has underpinned the Amendment. • Concerned about language used – much of the language throughout Council's new policies does not build in flexibility to take unique scenarios into account. • Should define what is 'adjacent' in *Development adjacent to land in a Heritage Overlay* (Clause 15.01-1L - Urban Design). <u>Housing</u> *Location of residential development* • Submission relates to 21-53 Hoddle Street, Collingwood. • Concerned that site continues to fall within a policy 'gap', whereby the site has not been included in a built form study or structure plan review area. • Concerned that it has not been appropriately identified as being capable of accommodating a scale and intensity of development reflective of the site's enviable strategic attributes. • Strongly opposes the 'mid-rise' or 'moderate change' growth classification and submits it should be reasonably anticipated for 'high change'. Submission includes detailed tracked changes throughout the proposed Municipal Planning Strategy and Local Policies.
421	Community member	<u>Other</u> *Liveability* • Opposes the Amendment. • Attempt to create a further income stream of extra rates. • How about you council members thinking of the residents for a change and not the developers.

Attachment 2 - Attachment 2 - Summary of Individual Submissions Table

Sub no.	Interest	Summary of Submission
422	Community member	Same as Submission No. 365.
423	Community member	Same as Submission No. 365.
424	Representative of landowner (K7 Developments)	<u>Housing</u> *Location of residential development* • Submission relates to 288-298 Johnston Street and 1 Turner Street, Abbotsford. • States that the land at 288-296 Johnston Street should be nominated as a 'high change' area for consistency with existing built form controls based around the Johnston Street Local Area Plan and as reflected in the Yarra Planning Scheme at DDO 15. • States that the adjoining property to the north known as 1 Turner Street, Abbotsford appears to have been mistakenly identified as a 'minimal change' area. This is at odds with the current zoning of the land (C1Z) and existing scale of development on the land (4 storeys with 100% site coverage). • Notes that the position is reinforced by the Yarra Housing Strategy which describes minimal change areas as having one or more of the following characteristics: - *Within established residential areas (Neighbourhood Residential Zone) that have heritage significance;* - *Have consistent fine-grain subdivision pattern and small lot sizes; and/or* - *Have detached and dual occupancy dwellings.* The property at 1 Turner Street displays none of these characteristics. • States that the more appropriate characterisation for 1 Turner Street would be as an 'incremental change area'.

Number of Submission submitted via the Do Gooder Campaign: 280

Attachment 3 - Attachment 3 - Response to submissions table

Amendment C269 - Response to Submissions

Council received 424 submissions to the Amendment, a number of which raised similar issues or themes and provided detailed, tracked changes (rewritten) versions of the exhibited policies. Each submission was considered in detail, however, the sheer volume of submissions presented difficulties in responding to each submission individually. Given the similar themes and issues raised across the submissions the following process has been undertaken:

- The issues raised in submissions have been summarised using key 'Themes' and 'Sub-Themes' as headings (refer to Summary of Individual Submissions Table as included as a separate attachment to the council report.) The 'Themes':
  - are generally taken from the new format of the planning scheme introduced by State Government.
  - were also identified on Council's C269 webpage as part of the exhibition of the Amendment (as a way of grouping together the policies that are included in the Amendment).
- It was not possible to summarise the submissions that included detailed requests for changes using tracked changes (rewritten) versions of the exhibited policies. These submissions essentially "rewrote" the relevant policy, attaching the submitters preferred version. These submissions have been identified in the Summary of Individual Submissions Table, included as a separate attachment to the council report.
- The issues raised in submissions (excluding detailed requests for changes to the proposed policies using tracked changes) have been responded to using the key 'Themes' and 'Sub-Themes' as headings. See Response to Submissions Table below.
- In relation to the Response to Submissions Table below, it is also noted that it was not possible to repeat every issue or statement made by the Submitters verbatim. In cases where submissions raised overlapping or similar issues based on a specific theme, officers have summarised the issues raised and provided a thorough, consolidated response.
- To consider a submission that included detailed requests for changes using tracked changes (rewritten) versions of the exhibited policies, an Assessment Criteria was prepared to help assess whether to recommend ACCEPTING a change or NO CHANGE. This is included as a separate attachment to the council report.

Response to Submissions Table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
Activity Centres (A number of the issues raised in submissions under the Activity Centres Theme, were linked to multiple Sub-Themes (for example: the issue related to Height/Built form AND Heritage AND Character within an Activity Centre)		

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
Height / Built form	• Objection to mid-rise and high-rise development in activity centres. • Requests for mandated height limits. • Mid-rise may be too high in heritage activity centres. • Concerned about the impact of mid-rise and high-rise development on the heritage and community feel of the area. • Submits that mid-rise development must be redirected outside of the historic cores of shopping strips and an individual strategy for each centre should be prepared to guide this. • Queens Parade outcome - no logical reason why the results of that in-depth study should not be adopted Yarra-wide.	Council recognises a nuanced approach is required when expressing mid-rise within an activity centre and its transition to the adjacent low-rise residential areas. New development needs to respond to the context and be of a scale that is appropriate to the capacity of the centre and its unique character, in particular heritage streetscapes and buildings, and laneways, as well as transitions to low-rise residential neighbourhoods. This is captured in the proposed strategic directions and policies (Clause 11.03-1L Activity Centres; Clause 15.01-2L Building Design; Clause 15.01-1L Urban Design; Clause 15.03-1L Heritage). These strategic directions and policies complement and support each other. Council is also implementing a programme to manage built form in activity centres through Design and Development Overlays (DDOs). These controls address height, setbacks and, where relevant, heritage considerations within the context of the particular activity centre. <u>Recommended position:</u> No change to the Amendment.
	• Transition policies need to be strengthened between activity centres and residential areas. • Allowing multiple multi-storey buildings will ruin the historic character of the neighbourhood. • Need to maintain the village atmosphere, does not want high rise buildings. • Need to protect low rise heritage shopping strips. • Concerns regarding the impact of high-rise buildings in heritage shopping precincts.	Refer to response above. Managing transitions or height in terms of setting a 'metric' is outside the scope of Amendment C269. However, Council is implementing a programme to manage built form in activity centres through Design and Development Overlays (DDOs). These controls address height, setbacks, building separation, amenity and the like. In specific circumstances, Yarra has successfully achieved mandatory built form controls. Amendment C269 is not proposing to introduce specific built form controls – rather it sets out the policy framework so that specific

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• If high rise is to be allowed on Heidelberg Road then it should be restricted to 3-5 storeys with appropriate staggering to minimise the impact on existing residential properties. • Keep all villages low-rise with no residential apartments/multi storey buildings visible/close from the road. • MAC's within the proposed planning scheme are too high and lack step down to residential terrace homes. • Council needs to be clearer in articulating the precise extent of urban change in local neighbourhoods especially those interfacing with key thoroughfares in activity centres and managing development along these sensitive residential interfaces. • Generous setbacks and the ability to see the sky.	planning controls can then be developed to respond to specific centres. Council's activity centre programme also seeks to protect identified heritage buildings by updating the Heritage Overlay. It is the role of the heritage policy, combined with the Heritage Overlay to protect places and buildings of heritage significance. <u>Recommended position:</u> No change to the Amendment.
	• Mandatory height controls should be applied to all heritage shopping streets – including: - Fitzroy North Village, St Georges Road that reflect the C231 overlay for Precinct 4 which restrict heights to 3-4 storeys with appropriate setbacks - Nicholson Street - Rathdowne Street • St Georges Road and Nicholson Street Activity Centres require a Design and Development Overlay to ensure protection for the significant heritage low rise shopping centres and to provide a guide for appropriate and sensitive residential and commercial development.	The community have had / will have the opportunity to make a submission on proposed permanent built form controls (DDOs) through separate amendment processes. The built form controls address height, setbacks, building separation, amenity and the like. The programme to manage built form in activity centres through DDOs includes: • **Heidelberg Road:** On 4 February 2020 Council resolved to request the Minister for Planning to introduce interim built form controls (DDO18) along Heidelberg Road via Amendment C272. The interim built form controls cover the commercial land along Heidelberg Road from Yarra Bend Road to Como Street. An amendment for permanent DDOs is proposed to be progressed in the second half of 2021.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• What is left of the unique, heritage and arty low-rise nature of Brunswick and Gertrude Streets Fitzroy (general height of 11.5 metres) be retained. • Questions how the north side of Swan St between Burnley and Stawell St has had approvals for such greater height limits as per 439-441 Swan St. • Highlights an existing architectural language in place for Fitzroy where taller buildings are on the intersections of streets and lower • scale buildings either side. Considers that new scheme destroys this rhythm. • Concerns in relation to the impact of development along Brunswick Street and Queens Parade. • Concerned that 8+ storeys on Brunswick street will overshadow, create a wind tunnel and be unpleasant. • 'Old Paper Mill' site - concerned that without strict guidelines, developers will use it as a precedent to convert the commercial zones along Heidelberg Road into large apartment buildings and this will have a detrimental Impact on the suburb. • Does not object to reasonable development – but believes that Heidelberg Road (on both sides) should be restricted to no more than 5 storeys. • Nicholson Street Village is suffering from land banking.	• **Swan Street:** Amendment C191 seeks to introduce permanent DDOs, update the Heritage Overlay and rezone land along Swan Street. This amendment recently went through an exhibition process and Panel hearing, affording the opportunity for people to have a say and make a representation to an independent planning panel. C191 is with the Minister for Planning for approval. • **Johnston Street and Queens Parade:** Permanent DDOs were introduced via Amendments C220 and C231 respectively. • **Victoria Street and Bridge Road:** Both have existing built form interim controls and on 20 April 2021, Council resolved to commence the amendment process to introduce permanent controls through Amendment C291. • **Collingwood South (mixed use land):** Has existing interim built form controls and on 18 May 2021, Council resolved to commence the amendment process to introduce permanent controls through Amendment C293. • **Fitzroy / Collingwood (stage 1):** On 17 December 2019 Council resolved to request the Minister for Planning to introduce interim built form controls via Amendment C270. These cover the commercial and mixed-use land generally along Brunswick / Smith / Gertrude / Johnston Streets. • **Fitzroy / Collingwood (stage 2):** On 30 March 2021 Council resolved to request the Minister for Planning to introduce interim built form controls via Amendment C288. The interim built form controls generally cover commercial and mixed-use

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		land in Fitzroy West (predominantly mixed-use land) and Alexandra / Victoria Parades. As can be seen above, the activity centres built form programme is extensive and designed to consider the unique circumstances and opportunities of each centre. Officers anticipate that work on the remaining activity centres (including Nicholson Street, Rathdowne Street, St Georges Road) could commence once the above projects have been completed, however there is no confirmed timeframe for those other projects at this stage. The issue of land banking in Nicholson Street is outside the scope of this Amendment. NOTE: the on-line *Do Gooder Campaign* raises concerns in relation to 8-14 storeys development and particularly as it relates to development above shops. Amendment C269 does not specify or provide any specific direction about development of 8-14 storeys. Officers are therefore unsure why this development range has been identified as of particular concern to the campaign. <u>Recommended position:</u> No change to the Amendment.
	• Clause 11.03: Delete reference to taller and mid-rise built form north of Gertrude Street.	The reference is relevant as it supports the proposed interim DDOs for Smith Street and Brunswick Street which were adopted by Council in 2019. The proposed interim DDOs articulate the built form outcomes of detailed work undertaken for each Activity Centre. The term 'taller' is relative to the other controls in the proposed interim DDOs.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		As Council prepares an amendment to introduce permanent DDO controls, the strategies in Clause 11.03 can be reviewed. Recommended position: No change to the Amendment.
	• Submission refers to November 2016 Council resolution to seek 4 storey height limits in all mixed-use zones in Yarra.	In accordance with the resolution of 22 November 2016, Council, on behalf of the Yarra Resident Coalition presented three proposals (as developed by the Resident Coalition), to the Minister for Planning which included a: *request the Minister for Planning to introduce immediate interim height control to the Mixed Use zone and General Residential Zones (Schedule 3) in the City of Yarra through the introduction of a Design and Development Overlay (DDO) specifying a maximum development height control of 13 metres and a development set-back of 10 metres and approve the advertising of a concurrent amendment to the planning scheme.* The Minister responded that: *While I value the proposals developed by the coalition, significant changes to the Yarra Planning Scheme must be underpinned by sound strategic planning work with opportunities for consultation with the community and industry.* This work would require a separate process be undertaken which is outside the scope of Amendment C269. Recommended position: No change to the Amendment.
	• Amazed given Queens Parade planning - that the Council would contemplate a change that is so certain to drastically alter the character of our local shopping strips.	The proposed policy in Clause 11.03 - 1L reflects DDO16. Council is also implementing a programme to manage built form in activity centres through Design and Development Overlays (DDOs). These controls address height, setbacks and, where relevant, heritage considerations within the context of the particular activity centre.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
Heritage AND Character	• There needs to be well crafted neighbourhood character statements for all the activity centres. • Maintain human scale, diversity and vibrancy. • Some things are worth keeping – i.e. – ceramic seats by Giuseppe Ranari on Brunswick Street. • There are innumerable quirky monuments in Yarra (eg old shop signage). These, even on private property need to be maintained as they easily decay and are lost. • Memorials such as the little tower outside The Everleigh on Brunswick Street have been defaced which detracts from their value. • Need to protect heritage streetscapes, verandahs and heritage buildings. • Local villages highly valued - North Fitzroy (St Georges Road and Scotchmer St), Nicholson Rathdowne and Queens Parade Villages. • Protect heritage significance and heritage shop fronts. • Historically significant buildings like The Pinnacle should be protected.	Proposed strategic directions and Clause 11.03-1L Activity Centres, support a diverse network of activity centres and their unique character. Yarra values the heritage significance of Yarra's shopping strip streetscapes and buildings. This is evident in the recent DDOs introduced into the planning scheme and proposed Clause 15.03-1L Heritage. The character and elements of heritage significance for each centre is being reflected through Council's separate significant built form work programme which underpins built form controls (DDOs outlined in earlier response) and policy (in particular, Clause 11.03-1L Activity Centres). As part of introducing built form work into the Scheme, Clause 11.03-1L can be updated to address the character and, where relevant, ensure development retains the heritage streetscape and/or heritage buildings in a centre. This is reflected in Clause 11.03-1L and the statements of policy that are already in place for specific activity centres. Part of the character of the shopping strips are the verandahs and their importance has been identified in a significant number of submissions received. In response, it is recommended to include reference to verandahs in the proposed Clause 15.03-1L Heritage policy. Retention of street infrastructure (e.g. ceramic seats) is outside the scope of the Amendment, which deals with policy.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		The Pinnacle (located at 251 St Georges Road) is protected under the Heritage Overlay (it is listed on the Victorian Heritage Register and included in HO220). <u>Recommended position:</u> Change to the Amendment: • Refer to response under the Theme 'Built Environment and Heritage', Sub -Theme 'Heritage' for a recommended change to Clause 15.03-1L Heritage relating to verandahs.
	• Clause 11.03L: - Map of Fitzroy – add World Heritage Environs Area (WHEA) to map. - Johnston Street Precinct 7 – Trenerry Crescent should be seen as sensitive riverside and industrial heritage. Not as an 'activity centre' with large development. - Local Activity Centres – Spensley and Ramsden Street should not have development higher than 2 or 3 storeys. - Victoria Street East Precinct – Needs more emphasis on heritage and the significance of the former Alma wool scouring works (663 Victoria Street, Abbotsford).	• Adding the WHEA to the map of Fitzroy is not required as the WHEA is addressed separately in Clause 15.03-1L World Heritage Environs Area. • Johnston Street Precinct 7 – Trenerry Crescent is appropriately included in the Activity Centre boundary. It includes land zoned Commercial 1 and 2 and Mixed Use. Land in the Precinct is also covered by Incorporated Plan Overlay 2 (IPO2) or Development Plan Overlay 14 (DPO14) which has considered the heritage significance and sets out the development outcomes for those sites. • In relation to the issue of Local Activity Centres – Spensley and Ramsden Street - the activity centres built form programme is extensive and designed to consider the unique circumstances and opportunities of each centre. Officers anticipate that work on the remaining activity centres can commence once the identified current projects are completed, however there is no confirmed timeframe for those other projects at this stage. • Victoria Street East Precinct: This Clause is an updated translation of existing policy. The former Alma wool scouring

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		works at 663 Victoria Street, Abbotsford is protected under a Heritage Overlay (HO65). Recommended position: No change to the Amendment.
	• Planning Scheme needs to ensure diversity of small shops rather than a move to larger less diverse complexes. • In activity centres, residential housing on Commercial 1 or mixed-use sites to be confined to commercial residential businesses such as public and private hotels. • Policy should ensure mixed use is not allowed to be developed into residential development by stealth. • C269 needs to protect and enhance our iconic activity centres and provide ways to increase their diversity for both a night and day time economy.	Land use is controlled by Zones rather than policy. For example: • The purpose of the Mixed Use Zone includes: *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; and To encourage development that responds to the existing or preferred neighbourhood character of the area.* • The purpose of the Commercial 1 zone includes: *To create vibrant mixed-use commercial centres for retail, office, business, entertainment and community uses; To provide for residential uses at densities complementary to the role and scale of the commercial centre.* Amendment C269 proposed policies however support a mix of uses in activity centres that provide for daily and weekly shopping and service needs, and development that is of a scale appropriate to the role and capacity of the centre. Proposed Clause 02.03 includes strategic directions to: Support and strengthen the vibrancy and local identity of Yarra's network of activity centres which includes providing a mix of uses. Council's economic development team works closely with trader groups and business associations, to devise ways to promote Yarra's retail and services precincts, with the key goal of retaining existing businesses. The team also collects and presents data and insights into the retail mix of a street, so that prospective businesses can identify opportunities, as well as understanding how competitive

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		a street may be. This information is also made available to all real estate agents, to help keep them informed when identifying spaces for businesses. Recommended position: No change to the Amendment.
	• Night-time and alcohol-based businesses have skewed the amenity.	Proposed Clause 13.07-1L Licenced Premises is a translation of existing Clause 22.09. An objective includes: *to protect the amenity of nearby properties and areas by managing the location, size, operation and hours of licensed premises*. Recommended position: No change to the Amendment.
	• Requests that the landscape quality of the Victorian boulevard, Victoria Parade, is retained by not allowing buildings to dominate. • Need to protect laneways.	Proposed Clause 15.01-1L Urban Design includes specific strategies for Boulevards, including: *Maintains the landscaped character comprising avenue trees along Alexandra Parade, Victoria Parade and the south end of Queens Parade* and *Creates quality building design and reinforces the importance of the boulevard*. Built form controls to manage buildings along boulevards is being reflected through Council's separate significant built form work programme (DDOs outlined in earlier response – see Theme 'Activity Centres', Sub-Theme 'Height/Built form'). In relation to the issue of protecting laneways - Refer to the Theme 'Built Environment and Heritage', Sub-Theme 'Urban Design'. Recommended position: No change to the Amendment.
Transport/ Traffic/ Car parking	• The Department of Transport submitted that all Activity Centres in Clause 11.03, with tram corridors, should include the policy objective that is included in the Swan Street Activity	Broad support is given for the objective included in the Swan Street Activity Centre Plan, but it may not be practical in every situation. This needs further consideration as part of the strategic planning for specific activity centres. Access and movement is a key

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	Centre Plan: "to ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network. Left in left out vehicle access should be considered where access is proposed along the Principal Public Transport Network". • Concerns regarding the impact of development on traffic, car volumes in side streets. • Object to having car access to the areas noted for moderate or incremental residential developments on rear or side laneways. • Small businesses may suffer if rampant development takes place. Business owners that are hemmed in my apartments will lose easy access, especially if laneways are lost.	element that forms part of the built form work for each specific activity centre. Traffic and car parking impacts for individual developments are assessed on a case by case basis and usually require car parking and traffic impact assessments be submitted as part of the planning permit process. At a strategic level, access and movement is considered in the preparation of built form frameworks for a specific area. The proposed policies on road systems, car parking and sustainable transport (Clause 18.02) are intended to reduce the impact of private vehicle traffic and secure a sustainable transport system. As noted above, the traffic and car parking impacts, including access issues, for individual developments are assessed on a case by case basis. <u>Recommended position:</u> No change to the Amendment.
	• St Georges Road: - Improve pedestrian and cycling access around the precinct including reduced speed limits. - Consider addition of green islands along Scotchmer to reduce and improve pedestrian safety.	These specific matters are outside the scope of Amendment C269 as they relate to traffic management / control measures. <u>Recommended position:</u> No change to the Amendment.
Boundary	• Does not support: - Stewart, Hoddle, Tanner and Wangaratta Streets being included in the Swan Street Major Activity Centre; - Swan Street MAC boundary should not be extended to include the Australian Knitting Mills complex just north of Richmond Station.	**General response:** Amendment C269 is supported by the *Activity Centres Roles and Boundaries Report* (2019) which defines boundaries based on Planning Practice Note 58 *Structure Planning for Activity Centres* (PPN58). Consideration was given to the criteria / issues in PPN 58, in determining the potential location of an activity centre boundary. Amendment C269 proposes to include this document as a background document in the Planning Scheme.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	- inclusion of Berry/Ramsden Street, Clifton Hill and Spensley Street, Clifton Hill within the Local Activity Centres; - the inclusion of the site at 582 Heidelberg Road, Alphington in the Alphington Activity Centre. • Exhibited 11.03-11 Activity Centres clause merges the different activity centres, ignores their different roles and classifications and does not align with state policy. Council should review the language/ensure that the intended meaning is clear.	Planning Practice Note 58 *Structure Planning for Activity Centres* (PPN58), discusses the role and nature of activity centres in the opening paragraphs of the Practice Note: *Activity centres are a focus for housing, commercial, retailing, community, employment, transport, leisure, open space, entertainment and other services and are places where people shop, work, meet, relax and live.* *State planning policy …recognises that activity centres are ideally placed to provide for growth in household numbers. As such, activity centres will be a major focus for change in metropolitan Melbourne.* The Major and Neighbourhood Activity Centre network is a policy neutral translation of the existing classification in the current Planning Scheme (existing Clause 21.08) and Plan Melbourne (Major Activity Centres): • Major activity centres (MACs) are identified in Plan Melbourne 2017- 2050 and provide access to a wide range of goods and services, some serving larger subregional catchments. • Neighbourhood activity centres (NACs): are in the existing Yarra Planning Scheme and provide access to local goods, services and employment opportunities and serve the needs of the surrounding community. **Swan Street** There is a boundary error in the exhibited map for the Swan Street Activity Centre in Clause 11.03-1L. Clause 2.04 Strategic Framework Plan and the proposed background document *Activity Centres Roles and Boundaries report*, *October 2019* includes the

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Mixed Use Zone land north of the Richmond Train Station in the Activity Centre boundary. In error, the same land was not included in the Swan Street Activity Centre boundary in the map at Clause 11.03-1L. As outlined in the *Activity Centres Roles and Boundaries Report*, this Mixed Use area is included in the Activity Centre as it meets a number of the relevant PPN58 activity centre boundary criteria, including: • Location of transport infrastructure / walkability: which recognises the proximity of this area to Richmond Station and East Richmond Station • Location of existing commercial areas and land uses: which recognises the mix of uses in this area and its proximity to services and retail • Impacts of boundary on other activity centres: Opportunity for higher development adjacent to a non-sensitive interface – railway line. As with all the activity centres, the built form outcomes across the centres vary significantly, responding to the context such as the presence of heritage significance or sensitive interfaces. As presented in the Amendment C191 Panel hearing: *Council does not accept that a MAC designation eclipses the suitability of Council specifying a preferred future character based on considerations of heritage, amenity and quality of the public realm.* It is recommended that the Swan Street Activity Centre Map in Clause 11.03-1L Activity Centres be updated to correct this error and identify this land as included in the Swan Street Activity Centre. Through Amendment C191, this pocket of land was identified for 'future strategic work' (along with the sites at the eastern end of Swan Street). It is also recommended that this additional information

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		that applies to the land be included on the map, consistent with the recommendations of the Amendment C191 Panel and as per the final form of Amendment C191 adopted by Council. Recommended position: Change to the Amendment: • Correct the error in the Swan Street Activity Centre Plan Map in Clause 11.03- 1L Activity Centres to: - Include the Mixed-Use zoned land north of the Richmond Train Station in the Activity Centre boundary - Identify '*land subject to future strategic work'* on the map as per adopted Swan Street Framework Plan in Amendment C191.
	• Designate Rathdowne Street Activity Centre (south) (between Fenwick Street and Princes Street) – as Local Activity Centre • Suggests if Berry/Ramsden and Spensley Streets are retained within the Local Activity Centres, the language in the Strategies section needs to be clarified and amended so that it doesn't permit wide application of inappropriate activities in this residential area.	**Local Activity Centres** Maps in Clause 21.08 in the existing planning scheme identifies the following as neighbourhood activity centres: • Lygon / Patterson Streets • Rathdowne / Richardson Streets • Nicholson / Curtain Streets • Nicholson / Lee Streets • Berry Street/Ramsden Street and Spensley Street Clifton Hill These centres however were recognised as providing a limited range of goods, services and employment to adjoining communities. As such they have been reclassified as local activity centres rather than neighbourhood activity centres as part of C269. **Rathdowne Street** Rathdowne Street Activity Centre (south) (between Fenwick Street and Princes Street) is currently classified as a neighbourhood activity

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		centre in existing Clause 21.08 in the Planning Scheme and it is considered that this designation is appropriate. This centre provides good access to local goods, services and employment opportunities and serves the needs of the surrounding community. Many of Yarra's activity centres are covered by Heritage Overlays and as such the proposed policy (Clause 11.03-1L) includes general strategies relevant to all activity centres such as improving the built form character of activity centres whilst conserving heritage buildings, streetscapes and views to identified landmarks. Clause 11.03-1L also includes strategies specific to Rathdowne Street, in particular to: *Support a mix of uses; Support low-rise development where it respects the heritage character of the activity centre; Protect the historic significance of the precinct, which includes heritage shopfronts and verandahs.* **Berry Street/Ramsden Street and Spensley Street Clifton Hill** Proposed Clause 11.03-1L Activity Centres includes a policy to *maintain the local convenience retail role of local activity centres and ensure any development respects the character of the centre*. Recommended position: No change to the Amendment.
	• Designate: Nicholson Street Activity Centre (north) as a Local Activity Centre. • Concern about a possible huge over-development of the Bus Site which could overshadow and threaten historic/well-preserved Rae Street.	**Nicholson Street, North Fitzroy** Nicholson Street is currently classified as a neighbourhood activity centre in existing Clause 21.08 in the planning scheme and it is considered that this designation is appropriate. This centre provides access to local goods, services and employment opportunities and serves the needs of the surrounding community.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Many of Yarra's activity centres are covered by heritage overlays and as such the proposed policy (Clause 11.03-1L) includes general strategies relevant to all activity centres such as improving the built form character of activity centres whilst conserving heritage buildings, streetscapes and views to identified landmarks. Clause 11.03-1L also includes strategies specific to Nicholson Street, North Fitzroy in particular to: *Retain the visual prominence of the heritage streetscape and buildings.* The Nicholson Street bus site is currently zoned General Residential 3 (GRZ3) and affected by two overlays, the Environmental Audit Overlay (EAO) and Heritage Overlay (HO). In the GRZ3 zone, a building height must not exceed 11 metres; and the building must contain no more than 3 storeys at any point. Amendment C269 does not change the zoning or overlay provisions. <u>Recommended position:</u> No change to the Amendment.
	• Queens Parade Boundary: - the boundaries cause confusion – entire length of Queens Parade is defined as an activity centre but only the shopping precinct qualifies as an activity centre; - extending the boundary of the Queens Parade Activity Centre to include Mayors Park should be deferred until a heritage study is commissioned to determine whether Mayors Park requires heritage and significant landscape overlay protection.	**Queens Parade** The boundary of Queens Parade is consistent with PPN58 in that it includes land that is a focus for housing, commercial, retailing, community, employment, transport, leisure, open space, entertainment and other services and are places where people shop, work, meet, relax and live. The former Fitzroy gasworks site is major regeneration site in Yarra that will comprise of a variety of housing types, community facilities and public open space. It is appropriate that this site is included as part of an activity centre. In addition, it is also appropriate that commercial zoned land along Queens Parade and the mixed-use zoned land on the north side of Queens Parade (west of Jamieson

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Street) is also included as it provides for commercial and housing opportunities. In setting a boundary for an activity centre PPN58 includes *a public open space area that have or are intended to have a strong functional interrelationship with the activity centre.* Mayors Park is considered to have a relationship with Queens Parade. Mayors Park is owned by Yarra City Council and is in the Public Park Recreation Zone in which the purpose is to: *recognise areas for public recreation and open space; protect and conserve areas of significance where appropriate; and provide for commercial uses where appropriate*. Inclusion in the activity centre boundary does not alter this and it is not necessary to defer including the park in the Activity Centre boundary. Recommended position: No change to the Amendment.
	• Concerned at the proposal made in C269 to designate the section of Heidelberg Road (south side), between Parkview Rd and Como St as a NAC, to be an area of Moderate Change, allowing for mid-rise development of 8-14 storeys.	**Heidelberg Road** Maps in Clause 21.08 in the existing planning scheme identifies the area between Como Street and Parkview Street as a neighbourhood activity centre. The redevelopment of the Alphington paper mill was recognised however as changing the extent of the existing Heidelberg Road retail centre. The redevelopment will see substantial growth in commercial, retail and community facility floor-space, west of the existing small centre, thereby moving its focal point. The parcel of land at 582 Heidelberg Road meets the relevant activity centre boundary criteria in PN58, in particular it is commercial zoned land adjacent to the larger centre as Alphington Paper Mill develops.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		On 4 February 2020 Council resolved to request the Minister for Planning to introduce interim built form controls (DDO18) along Heidelberg Road via Amendment C272. The interim built form controls cover the commercial land along Heidelberg Road. An amendment for permanent DDOs is proposed to be progressed in the second half of 2021. Recommended position: No change to the Amendment.

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Defining boundaries to the Activity Centres, will increase certainty but will also increase anxiety for those living on the boundary. Transition policies need to be strengthened such as the rear setback provisions adopted in DDO16.	Council recognises a nuanced approach is required when implementing built form provisions for development within an activity centre and its transition to adjacent low-rise residential areas. This is captured in the proposed strategic directions and policies (Clause 11.03-1L Activity Centres; Clause 15.01-2L Building Design; Clause 15.01-1L Urban Design; Clause 15.03-1L Heritage). These strategic directions and policies complement and support each other. Managing transitions in terms of setting a 'metric' is outside the scope of C269. However, Council is implementing a programme to manage built form in activity centres through Design and Development Overlays (DDOs). These controls address height, setbacks, building separation, amenity and the like. In specific circumstances, Yarra has successfully achieved mandatory controls. C269 is not proposing to introduce specific built form controls – rather it sets out the policy framework so that specific planning controls can then be developed to respond to specific centres. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Johnston Street Local Area Plan. Precinct 2 "Johnston St East" is an example of how not to develop a local activity centre.	**Johnston Street** The DDO15 applies to Johnston Street and was introduced in 2020. DDO15 introduced mandatory controls, including building heights in Precinct 2. Any changes to DDO15 is outside the scope of this amendment. Recommended position: No change to the Amendment.
Environmental and landscape values		
	• Significant trees, street trees, avenues of trees, culturally significant trees, trees in parks should be registered and retained / maintained • Submissions include specific trees to be nominated under the planning scheme. • The Urban Forest is a major policy in Yarra and needs implementing through this scheme. • Not enough trees in Yarra – particularly Fitzroy and Collingwood. • Clause 02.03 Strategic directions – increasing the street tree canopy – target could be higher e.g. 100% increase by 2040 instead of only a 25% increase. • Heat in our suburbs is a concern for health and climate change. Propose that future plans include: central green island and footpath green cut out plantings in wide bitumen streets such as McKean Street.	Council has *Tree Removal Guidelines* that recognise trees are the most important and highly visible asset within Yarra's parks, gardens and streets. They not only improve the liveability of the City but also characterise the place and provide enjoyment for people. Many of the City's trees are culturally important and some have heritage significance. Council's aim is to retain trees wherever possible and to manage their well-being so that they continue to contribute to the quality of the urban environment. Council receives many requests each year to remove trees. These guidelines provide the framework for decision making when assessing council managed trees for removal. In addition, Council has a register of significant trees that have horticultural, aesthetic, historical, environmental, social or cultural value, and are located on public land and private properties. Trees can be nominated to be added to the register. Once registered a permit is required to remove or prune trees. It is administered through Local Laws rather than the Planning Scheme. The Schedule to Council's Heritage Overlay also applies tree controls to the following trees in streets and parks:

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Parks • Darling Gardens - HO94 • Fairfield Park - HO147 • Barcelona Terrace Gardens HO153 Street Trees • Queens Parade, between Alexandra Parade and Delbridge Street Clifton Hill / North Fitzroy - HO93 • Victoria Parade - HO188 • Edinburgh Gardens - HO213 Amendment C269 recognises Yarra's Urban Forest Strategy and includes a proposed policy to achieve the vision of the Strategy: *A more liveable city supported by a healthy and growing urban forest*. In particular: • Clause 02.03: *Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings; and Reduce the urban heat island effect by increasing the street tree canopy by 25% (from 2014 levels) by 2040*. • Clause 12.01-1L Biodiversity • Clause 15.01-2L Building design – building setbacks and landscaping • Clause 15.02-1L Environmentally sustainable development – urban ecology • Clause 18.02-3L Road system Therefore, to the extent that Amendment C269 can deal with the issues raised by submitters, it has done so. Other specific issues (such as nominating particular trees for the register and increasing street tree canopy targets etc) are outside the scope of the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
	• Support residents in planting Indigenous plants in nature strips without requiring permits. • Preface native planting over European plants in parks and gardens. Replace Introduced grass with Indigenous after works. Replace mulch with Indigenous wildflowers under trees. • Strengthen the references to using local native plants in revegetation work.	Council Officers are recommending an update to the proposed policy to reference indigenous plants. Recommended position: Change to the Amendment. • Insert *'indigenous'* into proposed Clause 12.01-1L Biodiversity. • Insert *'(with a preference of native over non-native)'* into proposed Clause 12.01-1L Biodiversity.
	• Corridors should be managed and protected, including protection from impinging development.	The proposed policy forming part of Amendment C269 recognises the importance of the waterway corridors, in particular, the strategic directions and Clause 12.03-1L Yarra River, Darebin and Merri Creek corridors. This policy complements Design and Development Overlay 1 Yarra (Birrarung) River Corridor which sets out built form controls to protect the corridors. Recommended position: No change to the Amendment.
	• Yarra Riverbank adjacent to the "AMCOR" redevelopment site has incurred considerable damage – collapse of significant trees and riverbank slumping. Protection of the river corridors needs to be strengthened particularly with new developments	The impact of construction works is outside the scope of this amendment. It is noted however that the riverbank in the former AMCOR site is private land and Council has been working with Glenvill (the developer) at the Yarrabend Development (Former Amcor site) to understand and rectify the riverbank slumping. Glenvill are currently undertaking further work to address this slumping issue. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• There is some imagination in the street trees for some locations but in others it seems arbitrary. Drip irrigation or storm water harvesting could be used to water trees.	These matters are outside the scope of this Amendment. Recommended position: No change to the Amendment.
Environmental risk and amenity		
Interface and amenity	• Submission from the EPA with specific comments regarding proposed Clause 13.07-1L (Interfaces and amenity) and the proposed Guideline – *Managing Noise Impacts in Urban Development*.	The EPA raised a number of matters regarding proposed Clause 13.07-1L Interfaces and Amenity and the associated Guidelines - *Managing Noise Impacts in Urban Development*. Council officers have considered each of the matters raised by the EPA submission and propose changes to the key documents in response. These changes also reflect consultation with SLR Consulting, the authors of the *Noise and Vibration Considerations Discussion Report (October 2019)* in relation to the matters raised by the EPA. In summary, officers recommend changes to: • Update the documents to reflect the expected changes to the environment protection legislation in 2021. • Refer to "recommended maximum noise level" as opposed to "design targets". • Confirm that wherever possible building siting and internal layout should be the primary considerations to minimise or otherwise reduce noise exposure. • Clarify the circumstances where the use of noise masking is appropriate. • Include a glossary in the Guidelines, although it is not considered necessary to summarise VCAT cases in the Guidelines. There are only two issues raised by the EPA which are not supported. The first is the EPA's preference for PPN83 to be referred to in the Guidelines (instead of the NSW Guidelines). The Guidelines provide

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		different advice to that included in PPN83 in several ways, making it difficult to refer to PPN83 without qualification. The targets provided in the Guideline are stronger for residential and mixed use developments than those included in PPN83 and are designed to protect the existing commercial uses by minimising the likelihood of complaint about, as well as the amenity of, future residential occupants. In addition, the NSW Guidelines include succinct, stand-alone advice for both the measurement and reporting of road and rail noise. As such, referencing PPN83 alone has the potential to undermine or contradict the recommendations provided in the Guidelines. The second is in relation to the Lmax design levels for patron noise and carpark noise. The design levels of 55 dBA in bedrooms at night is a commonly accepted design level and has been assessed as acceptable in an inner city environment. In addition, carpark equipment is still assessable to SEPP N-1 / the Noise Protocols and the Lmax is a supplementary assessment. <u>Recommended change:</u> Change to the Amendment: • Changes to Clause 13.07-1L Interfaces and Amenity as identified in preferred version of policies. • Changes to the Guidelines - *Managing Noise Impacts in Urban Development* as identified in a separate attachment to the Council Report. • Consequential changes to the *Noise and Vibration Considerations Discussion Report* consistent with changes to the Guidelines - *Managing Noise Impacts in Urban Development*.
	• Construction noise – Suggest that Yarra adopt a policy of allowing only one noisy building/renovation project at a time in 500	This matter is outside the scope of Amendment C269 however this submission will be forwarded to Council's Construction Enforcement Unit for information.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	metres of any residential dwelling. Suggests a policy of staggering them also.	Recommended change: No change to the Amendment.
	• There is major damaging health impacts from building on arterial roads due to noise and air pollution. How density is built in these locations requires particular attention to avoid harm for residents.	Proposed Clause 13.07-1L Interfaces and Amenity includes a section on Fumes/air emissions/ light spill and vibration. There is insufficient strategic justification at this stage to support a change to the amendment. Recommended change: No change to the Amendment.
Licensed venues	• Unable to see protections for long established bars and pubs. I have seen some businesses struggle with unreasonable complaints from new/temporary residences. This is a particular problem for the many small bars and pubs scattered through the back streets, resulting in a real and permanent loss to the community and culture of the area.	Proposed Clause 13.07-1L Licenced Premises is primarily concerned with the appropriate location of licensed premises and amenity impacts on the surrounding area. It is a policy neutral translation of the existing Clause 22.09, introduced into the planning scheme in 2018. Amendment C269 does not propose any changes to the policy. The 'agent of change' approach is the strongest piece of policy that protects venues against new residential dwellings. This is the basis for proposed Clause 13.07-1L. As noted earlier under the sub theme Interface and amenity, the Guidelines have been prepared to protect the existing commercial uses by minimising the likelihood of complaint about, as well as the amenity of future residential occupants. Recently the State Government introduced a new state planning policy Clause 13.07-3S (Live Music) and makes changes to Clause 53.06 (Live Music Entertainment Venues) of the Victoria Planning Provisions (VPP) and all planning schemes to encourage, create and protect opportunities for the enjoyment of live music. In addition, Clause 53.06 includes the purpose *to ensure that the primary responsibility for noise attenuation rests with the agent of change*. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
Climate change	• Yarra's declaration of a Climate State of Emergency should be reflected in C269.	Yarra City Council is part of a growing movement – with over 1,400 jurisdictions across 30 countries that have declared a climate emergency – and Yarra's Climate Emergency Plan was adopted unanimously on Tuesday 2 June 2020. Officers agree that the Yarra Planning Scheme would benefit from a statement reflecting that this declaration has been made. <u>Recommended position:</u> Change to the Amendment: • Include a statement in reference to the Climate State of Emergency declared by the City of Yarra in Clause 02.01 Context under the Climate Change section.
	• Concerned that often the proposed changes are aspirational rather than enforceable and lack the sense of urgency that our current climate crisis demands.	The drafting of proposed policies that form part of Amendment C269 have been prepared in line with the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020.* It is considered that the proposed policies appropriately set out the strategic basis for the application of a provision and, where appropriate, guide the exercise of discretion under other provisions. The Yarra Planning Scheme will work in conjunction with key Council Strategies and Plans that sit outside the planning scheme including Yarra's Climate Emergency Plan to respond to the important issue of climate change. <u>Recommended position:</u> No change to the Amendment.
Flood management	• Flood management - Should not apply to outdoor additions such as decks or pergolas. • Increasing red tape for these important minor additions is overzealous.	The proposed policy does not set up permit triggers – This matter is outside the scope of the Amendment. <u>Recommended position:</u> No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
Built environment and heritage		
Urban design	• Laneways need to be maintained, cleaned and retained. • Growing disruption to the laneways and backstreets of our precinct as the nature of both traffic and pedestrians living and working there has changed. • Little thought has been put into the design and management of conflicting needs of a large number of delivery vans, visitors by car, servicing residents and businesses. • Historic bluestone laneways not allowed to be sold. • Nothing in C269 to address issues of access via laneways for emergency service vehicles.	**General response:** Laneways that are public roads are maintained in line with Council's Road Management Plan. Any reconstruction of a laneway by Council or as part of a redevelopment is undertaken in line with Council's Road Materials Policy and will take into account any modern-day access needs. Laneways that are Council roads are available for all to use. Council will generally not permit obstructions and encroachments of laneways unless there are exceptional circumstances. Council will generally undertake enforcement of obstructions within available resources noting that there is a complex range of historic landownership and title arrangements that needs to be worked through. Whether a laneway is discontinued and sold is a decision of Council on a case by case basis. Any road discontinuance proposal is subject to statutory processes including community consultation which will inform any Council decision. Proposed Clause 15.01-1L Urban Design includes strategies that support the retention of laneways and bluestone. As part of preparing Design and Development Overlays for specific locations, access and movement is considered and appropriate provisions included in the overlay. This includes provisions on laneways. That is separate to Amendment C269. **Emergency Service Vehicles:** This issue is outside the scope of Amendment C269.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Note: In a decision of the Victorian Civil and Administrative Tribunal - *Ciullo & Yarra CC & Ors [2016] VCAT 921* - for the development of a dwelling at the rear of No.304-308 Queens Parade the VCAT member concluded that the emergency services issue was not a relevant planning matter. Fire safety is something that is looked at under the building regulations under "*Essential Safety Measures*". Recommended position: No change to the Amendment.
	• Ensure that new developments do not overshadow parks and green spaces. • Overshadowing of public open space should be based on the winter solstice, not the equinox. • Green spaces must have more than 5 hours sunlight a day in winter.	Amendment C269 includes proposed policies to protect open space from overshadowing – Clause 15.01-1L Urban Design. Council has progressed a body of built form work, which uses the measure of 10am to 2pm at the equinox to protect public realm and public open spaces from overshadowing in Yarra's Activity Centres. This work is embodied in Amendments such as Amendments C220 (Johnston Street) and C191 (Swan Street). A change to the winter solstice would require further strategic investigation which would be separate to Amendment C269. To ensure protection of parks from overshadowing and consistency with the body of work described above, the reference to 11am in Clause 15.01-1L should become 10am. This change is consistent with Council's current built form work. Recommended position: Change to the Amendment: • In Clause 15.01-1L Urban Design, under *Development adjacent to a public open space* alter reference from 11am to 10am:

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Avoids overshadowing of public open space between ~~11am~~ 10 am ~~and~~ 2pm on 22 September
	• Supports Objective 17 of existing policy (Clause 21.05-2) that includes the stipulation that "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".	Council is now implementing a programme to manage built form through Design and Development Overlays (DDOs) rather than rely on policy alone. The DDO's address height, setbacks, building separation, interfaces, amenity, and the like. Amendment C269 continues to set out policy to guide discretion so that specific planning controls can then be developed to respond to specific centres to assist with shaping appropriate built form outcomes including height controls. Proposed Clause 15.01-2L Building design includes strategies directing the locations where mid rise development could occur and expectations for the type of built form outcomes. <u>Recommended position:</u> No change to the Amendment.
Building design	• I have heard that Yarra Planning defines 'moderate height' as 14 storeys. I hope this is not true. 14 storeys is high. • Heights in the "incremental change" area should be limited well below the plan's midrise limit of 14 storeys. • We don't want to be built up and overshadowed by medium height building. • Identifies the "ill effects" of high-rise buildings: noise levels of building and construction, blocks views and light, compromises the character of the area – large buildings dominate the feeling of the neighbourhood • Height impact on heritage character in size, scale and good design	Proposed Clause 15.01-2L Building Design sets out expectations for height in particular that *development reflects the predominant low-rise character of the area, except in specific areas.* It also sets out the type of built form outcomes expected from a mid rise development, such as: *contributes to a high-quality built form; contributes to an improved public realm.* Specific metric controls for height and setbacks are defined through relevant Overlays – Development Plan Overlay (DPO's) or Design and Development Overlay (DDO's). Refer to Theme – 'Activity Centres' for a discussion on heights in heritage streetscapes and shopping strips. The proposed policy is also supported by particular provisions in relation to apartment buildings (including Clause 58 – Apartment Developments).

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• The many intact heritage streetscapes and shopping strips throughout Fitzroy have a maximum height limit of 11.5 metres to its residential and commercial areas. • Yarra should encourage developers to build apartments of a reasonable size so that residents can have a reasonable quality of life living in them. • Buildings should have recessed heights, decreasing as they reach up rather than be cube/box styles. • The amenity, cultural diversity and heritage of the municipality is at stake with over development and inappropriate height. • Gradual step backs with height restrictions and step backs on each level will help with issues regarding overshadowing and overlooking.	Recommended position: No change to the Amendment.
	• Lack of height controls on rear extensions to residential buildings – please limit to 2 storeys.	This issue is outside of scope of Amendment C269. Height controls for residential buildings located in the Neighbourhood Residential Zone or the General Residential Zone are contained in the Zone provisions. Recommended position: No change to the Amendment.
	• Nowhere in any DDO or planning scheme in the past has there been any real guidelines for a buffer or incremental zone between Residential and Commercial – especially where there is no laneway between the zones. It would be good if C269 could consider this as well as including stricter	Council recognises a nuanced approach is required when transitioning to the adjacent low-rise residential areas. This is captured in the proposed strategic directions and policies (Clause 11.03-1L Activity Centres; Clause 15.01-2L Building Design; Clause 15.01-1L Urban Design; Clause 15.03-1L Heritage). These strategic directions and policies complement and support each other.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	guidelines regarding the protection of heritage architecture • Any development that borders a residential area should have much sterner height and setback restrictions than those on a main road (perhaps three storeys if next to existing dwelling).	Managing transitions in terms of setting a 'metric' is outside the scope of C269. However, Council is implementing a programme to manage built form in activity centres through Design and Development Overlays (DDOs). These controls address matters such as height, setbacks, amenity and the like. Amendment C269 is not proposing to introduce specific built form controls – rather it sets out the policy framework so that specific planning controls can then be developed to respond to specific centres. Recommended position: No change to the Amendment.
	• Proposed guidelines should address the issues of height, setbacks, a variety of finishes, privacy, overshadowing, retention of street character and establish lower building heights for new development.	This issue is outside the scope of Amendment C269. The proposed policies set out a framework that address the matters raised and support the specific controls in the particular provisions or Design and Development Overlays. Recommended position: No change to the Amendment.
	• Strategic Plan should set out clear guidelines for the type of buildings that are complementary to the local neighbourhood and prevent the construction of out of context buildings that are 'white elephants' within the historic Richmond.	This issue is outside the scope of Amendment C269. A Built Form Framework was prepared for commercial zoned land along Swan Street and responds to the heritage significance along parts of that street. This has been translated into proposed planning controls that are the subject of a separate amendment (C191). The historic areas in Richmond are covered by a Heritage Overlay and generally in the Neighbourhood Residential Zone, which has height limits in the Zone controls. Further work on built form controls in other areas is separate to Amendment C269.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
	• Pursue inclusion of Universal Design and the Liveable Housing Guidelines and develop a position on mandatory minimum accessibility regulations for Class 1a residential buildings and internal parts of individual Class 2 buildings.	Proposed Clause 15.01-2L Building Design includes a strategy under the Pedestrian access heading: *Match entries at ground floor level with the street level to assist with universal access.* A short report on the Silver Standards for Inclusive Design and how they might be applied in Yarra is to be provided separately to Council as per its resolution on 18 May 2021. Recommended position: No change to the Amendment.
	• Particularly concerned with the built environment policies and controls. • Concerned about the types of new developments taking place/policies are not strong or appropriate enough to protect the current built environment. • Design and details of several new dwellings do not complement the existing. • New buildings be well designed, environmentally sustainable and sympathetic to the existing built form • My research tells me that high rise over development is health damaging and maximum heights to 5-7 storeys with amenity and space is health promoting. Advocate of higher density but not overdevelopment. • Issues I see important for consideration are - Quality of design/providing reasonable quality of life. • New buildings need to be respectful to their neighbours and new construction in a	Proposed policies exhibited in C269 include strategies for development to consider and respond to the existing built environment and be environmentally sustainable, including: • 11.03-1L Activity Centres • 15.01-2L Building design • 15.02-1L Environmentally sustainable development • 15.03-1L Heritage It is considered Amendment C269 deals with these issues comprehensively, and appropriately in the context of this amendment. The proposed policy is also supported by particular provisions in relation to apartment buildings (including Clause 58 – Apartment Developments). Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	heritage area needs to be well designed, properly built using relevant building materials and appropriately scaled in relation to the adjacent buildings.	
	• Roof gardens should be removed in the scheme. • Is site coverage of 80% too much? • Medium density housing needs greenery too. Recommends this is a mandatory part of the new design. • Prescriptive requirement for designated open/green space ie 50% of land area including provision for passive surveillance in the design. • Provide green spaces, green walls and landscaping.	The proposed policy for roof top gardens is a direct translation from existing Clause 22.10 - Built Form and Design Policy. There is no basis for removing this policy from the Yarra Planning Scheme. Similarly, the proposed policy for site coverage is a direct translation from existing Clause 22.10 Built Form and Design Policy. In relation to the need for greenery and landscaping, the proposed policy includes a specific section on landscaping, including the following strategies: • *Encourage the planting of trees and vegetation to increase their canopies and coverage to contribute to an urban forest;* • *Facilitate landscaping (including planting in deep soil, planter boxes, green walls and green roofs) that: Promotes the on-going health of trees and vegetation that has been retained on site…* For apartment developments, Clause 58.03-2 Communal Open Space includes the objective *to ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development*. It specifies a standard for developments with 40 or more dwellings, *to provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, which ever is lesser*. It also specifies how communal open space should be located and designed. <u>Recommended position:</u> No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• References to specific planning applications / permits / proposals, eg Piedemonte.	This matter is outside the scope of the Amendment. Recommended position: No change to the Amendment.
	• Preserve the garden suburban nature of Alphington and Fairfield.	The proposed Clause 15.01-2L Building design, includes a section on *Landscaping* and a strategy for design to reflect and respond to streetscape elements. This matter is also considered through the residential zones. Recommended position: No change to the Amendment.
	• Encouraging mid-rise development in Cremorne is inappropriate in the absence of specific built form guidance in the form of a Structure Plan, Design and Development Overlay or similar control • Please do not over-develop Cremorne and implement development height restrictions ASAP.	In accordance with the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020,* the Municipal Planning Strategy (MPS) should outline the planning outcomes the municipality seeks to achieve that will be implemented by the policies and provisions. As such it is appropriate that the strategic directions at Clause 2.03 of Amendment C269 are forward-looking and seek to direct mid-rise buildings to appropriate locations such as Cremorne, in accordance with relevant State planning strategies and policies. The new MPS will form the strategic foundation of any future planning provisions sought for Cremorne. As a designated Enterprise Precinct, the State Government is actively seeking to establish and grow Cremorne as a globally significant centre for business and innovation. It is acknowledged that there is a need to better manage and respond to increased development activity in Cremorne to ensure the suburb remains a vibrant and attractive place for the residents, workers and businesses.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		The Cremorne Place Implementation Plan, December 2020 (CPIP) is a joint initiative between the State Government and Yarra City Council to guide the future of Cremorne, building on its unique attributes and location. A key action of the CPIP is to plan for and manage development in Cremorne. Council is progressing the actions in the CPIP. Recommended position: No change to the Amendment.
	• Infill should be mandated to conform to the rhythm on the street.	The drafting of proposed policies that form part of Amendment C269 have been prepared in line with the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020.* Policies are unable to mandate requirements. Recommended position: No change to the Amendment.
	• Suggests an independent body made up of a mix of people; architectural and construction experts, interested residents, people of an artistic or creative background and suitably qualified parties.	The establishment of an independent body is outside the scope of this Amendment. Recommended position: No change to the Amendment.
Landmarks	• Requests for additional landmarks and additional primary views to be included. • Wording used in the landmarks section should be inclusive rather than exclusive. • Landmarks should not be sold in this scheme – should be maintained and protected.	The list of landmarks in proposed Clause 15.01-2L is a translation of the landmarks included in the existing policy at Clause 22.03 - Landmarks and Tall Structures. The proposed policy has been strengthened with additional clarifications to maintain the visual prominence of and protect primary views to Yarra's valued landmarks. Including additional landmarks would require re-exhibition of the Amendment and is therefore outside the scope. Including additional primary views in the proposed policy is not sufficiently supported by evidence that reassesses the appropriateness of alternative views.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		The focus of the work conducted in relation to Amendment C269 has been on the existing landmarks in clause 22.03. Council has recorded the additional landmarks and views that have been proposed by submitters. This could be subject to future work. Recommended position: No change to the Amendment.
	• Objects to the proposed 15.01-2L Landmarks and associated background document 'Landmarks and Views Assessment – Ethos Urban – October 2019 (Specific reference to the Pelaco sign). • The implications of protecting the view lines to the Pelaco sign from the proposed vantage points has not been properly tested or assessed. • Proposed 'primary' views have not been adequately justified based on heritage or urban design analysis. • The statement of significance for the Pelaco sign does not identify the proposed 'primary views' that are proposed to be protected. • The amendment does not make appropriate use of VPP toolkit as the protection of views to landmarks ought to be managed using a development control such as a DDO rather than local policy.	The proposed 15.01-2L Landmarks policy is supported by the associated background document 'Landmarks and Views Assessment – Ethos Urban – October 2019' which identified the primary key views of landmarks. The background document also provides strategic justification for which parts of the view to the landmark are to be protected. Council has progressed the permanent built form provisions for Bridge Road and Victoria Street Activity Centres through Amendment C291yara, which ensures the protection of primary views to the relevant landmarks identified in the proposed policy. (Council resolution: 20 April 2021). The submitter refers to errors in the background document '*Landmarks and Views Assessment – Ethos Urban – October 2019'* and doesn't substantiate what these are, however, officers have undertaken an internal review of the document and have identified some matters that can be clarified. It should be noted that these matters do not change the strategic justification for the importance of the primary views identified for the Pelaco Sign. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• It is not appropriate to apply development control using local policy which is merely supposed to 'guide' decision making, and the Amendment is not consistent with DELWP practice notes.	
Heritage	• C269 should have clearly listed heritage objectives to preserve, restore and enhance the heritage of Yarra. • Exhibited 15.03-1L Heritage - This Clause requires meaningful objectives.	Officers consider that inserting heritage objectives into the proposed Clause 15.03-1L Heritage will provide additional content of benefit. Three objectives from existing Clause 22.10 Development Guidelines for Sites Subject to the Heritage Overlay have been selected that are considered to complement the State objective *to ensure the conservation of places of heritage significance* and provide a localised policy setting. <u>Recommended position:</u> Change to the Amendment: • Change to Clause 15.03-1L Heritage by adding the following under *Objectives:* - To conserve Yarra's natural and cultural heritage. - To preserve the scale and pattern of streetscapes in heritage places. - To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.
	• Concerns/requests for changes in terminology in proposed 15.01-1L Heritage – Lack of technical terms. • Concerned that list of definitions from current policy is not included in revision.	Proposed Clause 15.01-1L Heritage has been drafted with consideration of the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020,* the Burra Charter and the head provisions to the Heritage Overlay at Clause 43.01. The proposed policy was reviewed extensively with DELWP officers.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Key definitions are proposed to be included in *City of Yarra Database of Heritage Significant Places* which is an incorporated document in the Planning Scheme. In response to submissions, a further review of wording has been undertaken and some changes are recommended to clarify the intent of statements and ensure consistent language throughout. <u>Recommended position:</u> Change to the Amendment: • Changes to wording in Clause 15.01-1L Heritage (to clarify intent and ensure consistency) as identified in the preferred version of policies in a separate attachment.
	• Planning scheme needs to be explicit about our cherished heritage and how it is protected. The current draft does not do this. • Critical that heritage villages and neighbourhoods are protected. • Concerned that this planning scheme does not go far enough to protect the heritage of the area. • Need to protect the heritage and visual aesthetic of Yarra. • Yarra's Victorian and early twentieth century residential and commercial buildings must be preserved. • Heritage Overlay should be a priority at all times. • All houses that have heritage features should be protected, to maintain the overall heritage significance of the municipality.	Amendment C269 does not propose to make changes to the Heritage Overlay. It replaces the existing Clause 22.02 with a new local policy that provides the detailed policy directions for heritage in Yarra. The proposed local policy helps Council to implement state policy in a way that is relevant for Yarra. The statements made in submissions regarding the need to protect Yarra's heritage are noted. It is considered that the local policy has been drafted to conserve Yarra's natural and cultural heritage. The proposed Clause 15.03-3L includes strategies for all new developments, alterations and additions; and includes specific strategies for residential, commercial and former industrial heritage places. <u>Recommended position:</u> No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Retention of heritage areas for future generations is important – reference to Alfred Crescent (relatively untouched) and maintaining Queens Parade shops.	
	• Stop demolishing buildings with heritage features. These buildings must be saved and not just as a façade. • Despite heritage overlays, heritage stock is being destroyed and views to historical buildings are being eroded.	Amendment C269 does not propose to make changes to the Heritage Overlay. If a planning permit is required for demolition under the Heritage Overlay (Clause 43.01), then proposed Clause 15.03-1L Heritage provides a detailed Demolition clause that can be applied, including a Strategy to *prioritise preservation, restoration and adaptation of a heritage place over demolition*. The proposed policy also includes strategies relating to views. Recommended position: No change to the Amendment.
	• Minimal facades and unsympathetic buildings above, visible from most directions make a mockery of heritage policies/sustainability. • Every city in the world has an oldest suburb which should be preserved – merely maintaining the heritage facades whilst enabling developers to demolish everything else would be another nail in the heritage coffin. • Need to preserve more than just façades. • Council's proposal of a two room setback is too prescriptive and does not take into account the specific characteristics of the building, the setting and appropriate response required.	Proposed Clause 15.03-1L Heritage includes strategies under *New development, alterations and additions* to respect specific elements of the heritage place (elements are listed) and be visually recessive against the heritage fabric through siting, mass, scale, materials, architectural detailing, texture, linking additions to historic form. Specific to residential alterations and additions, the proposed policy includes a strategy to: *set back buildings and works to the depth of two front rooms to retain the original or early elements of the fabric of the individually significant or contributory buildings, its principal façade and primary roof form.* Council officers sought assistance from GJM Heritage in responding to issues raised in submissions regarding the above strategy. A change to this clause is recommended to insert the word 'minimum' so that the setback should be a 'minimum depth of two front rooms'. It is considered that this change clarifies and reinforces the intent of the strategy.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: Change to the Amendment: • In Clause 15.03-1L Heritage, under the heading 'Residential alterations and additions', insert the word 'minimum' before the words 'depth of two front rooms'.
	• Concerned about the lack of policy on verandahs. • Would like to see all verandahs at the front of the shops reinstated.	A number of submissions related to verandahs – their retention and reinstatement. Council officers sought assistance from GJM Heritage in responding to these types of submissions. Given the importance of the verandah to many of the heritage places in Yarra (both commercial and residential), it is recommended that under the heading 'New development, alterations and additions', that the dot point *respecting the following elements of the heritage place* includes verandahs in the list. Recommended position: Change to the Amendment: • In Clause 15.03-1L Heritage, under the heading 'New development, alterations or additions', include 'verandahs' as an element under the dot point *respecting the following elements of the heritage place:…*
	• Need to find a better way of documenting, recording, cataloguing heritage buildings, objects and other aspects.	This matter is outside the scope of the Amendment. Note: Council's Senior Heritage Advisor has been made aware of this submission. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• One of my greatest hopes is that the sightline guidelines that are already in place be mandated.	Existing Clause 22.02 (Development guidelines for sites subject to the Heritage Overlay) includes sightline guidelines and associated figures. These sightline guidelines are not included in proposed Clause 15.03-1L Heritage. They are being replaced with a strategy under the heading 'Residential alterations or additions' to: *setback buildings and works to the depth of two front rooms to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form* (note that officers are recommending that this strategy be updated so that the setback is a 'minimum' depth of two front rooms). The test for the 'depth of two rooms' is referenced in the Residential Heritage Policy Review, Context which is proposed to be included as a background document in the Planning Scheme as part of Amendment C269. Recommended position: No change to the Amendment.
	• Exhibited policy does not respond adequately to the Yarra Industrial Heritage Policy 2019.	Proposed Clause 15.03-1L Heritage includes strategies under the headings 'Commercial and former industrial heritage places' and 'Former industrial heritage places'. The *Yarra Industrial Heritage Policy, 2019*, prepared by GJM is proposed to be included as a background document in the Planning Scheme as part of Amendment C269. Recommended position: No change to the Amendment.
	• Encourage adaptive re-use of buildings • Should encourage existing homes to be retained and restored.	Proposed Clause 15.03-1L Heritage includes under the heading 'Restoration and reconstruction', the following strategies: *Retain the significance of the heritage place and the original fabric through:*

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		• *Restoration (returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material).* • *Adaptive re-use.* • *Reconstruction, where evidence exists (returning a place to a known earlier state, including the introduction of the new material)…* It is considered that that restoration and reconstruction is addressed through this section of the Heritage Policy. <u>Recommended position:</u> No change to the Amendment.
	• Concern relates to the status of laneways being part of the public realm or not. • Reference to C231 decision to exclude laneways from the public realm. Decision had significant ramifications for the site at 390A Queens Parade. • Requests that: - The public realm be clearly defined - Laneways be reinstated to the public realm for all of Yarra, or - Failing 2 above, that wording of the proposed amendment be altered to specifically ensure the protection of heritage buildings which only have laneway frontages. • Views of our streets and lanes should ensure visibility of the heritage building against the blue sky.	In order to address laneway views that are significant in Yarra (but to also balance this against where the laneway views and associated fabric is not identified as contributing to the heritage place), it is recommended that the strategy under the heading 'New development, alterations or additions' be updated to read: *Promote development that is high quality and respectful in its design response by:* • *Protecting and conserving the view of heritage places from the public realm (except from laneways, <u>unless fabric visible from laneways is identified as being significant in the Statement of Significance for the place).</u>* As a result of the above change, a consequential change would also be required to the Demolition section of the policy to address the above so that it reads: *Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:…*

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Importance of laneways – love the heritage views from these laneways – those views need protecting.	• *The area of demolition is not visible from:* - *The street frontage (other than a laneway, unless the fabric visible from the laneway is identified in the Statement of Significance)…* Recommended position: Change to the Amendment: • Change to Clause 15.03-1L Heritage as detailed above and identified in preferred version of policies included as a separate attachment to the Council Report.
	• Reference to City of Yarra Heritage Gaps: An Overview (Graeme Butler 2004) – suggested that there were significant trees and sites in Yarra Bend Park which should have been protected in a heritage overlay.	Amendment C269 does not propose to make any changes to the Heritage Overlay. It is considered that this matter is outside the scope of the Amendment. Recommended position: No change to the Amendment.
	• Areas of significance to First Nations peoples should also be honoured and protected.	Yarra's Heritage Strategy 2019-2030 includes an action to *develop an Aboriginal heritage interpretation strategy to ensure greater appreciation of Aboriginal cultural and shared heritage values in the city, including the intersection of Indigenous and natural values*. This would also involve identifying sites of Aboriginal heritage significance and preparing interpretation strategies. Note: Council's Senior Heritage Advisor has been made aware of this submission. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Planning Scheme should include reference to the original owners of the land – the Wurundjeri.	Council officers support this proposal made in submissions and as such are recommending acknowledgement of the Wurundjeri in the MPS as the first sentence. Recommended position: Change to the Amendment: • Relocate the following in the proposed Clause 02.01 MPS - Context: "Yarra stands on the traditional lands of the Wurundjeri people".
	• Leaders of community groups (associated with migrant groups) should be consulted as to what locations are significant to them and preserved or noted appropriately.	Council's Senior Heritage Advisor has been made aware of this submission. Recommended position: No change to the Amendment.
	• Council would be aware of the heritage value of the area around the Fairfield Boathouse. I'm wondering if Indigenous Australians have been spoken to about anything that impacts on these areas?	Council has an adopted Heritage Strategy (2019-2030) which includes a number of actions that aim to partner with the Wurundjeri Community representatives: • Action 21 seeks to develop an Aboriginal heritage interpretation strategy to ensure greater appreciation of Aboriginal cultural and shared heritage values in the city. • Action 22 seeks to develop a database as an internal resource of Aboriginal heritage places, to complement Victorian Aboriginal Heritage Register records for Yarra by recognising places of historical or social value to the Aboriginal community, including from historical and recent times. Council's Senior Heritage Advisor has been made aware of this submission. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Abbotsford Convent should be added to the heritage listing. • There should be greater protections for Fairfield boat house. • Heritage Overlay over Charles Street Precinct (HO303) - could Council not go beyond the standard paint controls etc towards a more detailed and imaginative vision for how it sees different heritage areas? • Specific reference to Lennox Street, Richmond, just north of Swan Street. • Concerned about the effects of change in this part of Yarra. Heritage is undervalued and the actual community feel is being eroded by overdevelopment and substandard design. • Main contributions relate to the historic Richmond Hill precinct. Need to place a stronger more binding heritage overlay over this area.	Amendment C269 does not propose to make changes to the Heritage Overlay. It is considered that these matters are outside the scope of the Amendment. Recommended position: No change to the Amendment.
	• Regarding providing a transition when development takes place adjacent to land in a Heritage Overlay – has concerns about the current direction of Gipps Street, which has been designated a "major employment precinct". Without proper controls these developments will fundamentally change the skyline and literally overshadow the heritage cottages in Campbell Street.	Gipps Street is identified as a Major Employment Precinct and proposed Clause 17.0-1L Employment applies. Further work on built form controls for areas such as Yarra's major employment precincts is separate to Amendment C269. Recommended position: No change to the Amendment.
	• Against multi storey developments in heritage areas.	Height of development is generally identified through the relevant zone or built form overlay control (eg: DDO or Development Plan Overlay).

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Amendment C269 includes proposed policies to be applied in conjunction with other sections of the Planning Scheme. Relevant clauses that consider built form outcomes include: • Proposed Clause 15.01-1L Urban design • Proposed Clause 15.01-2L Building design • Proposed Clause 15.02-1L Environmentally sustainable design • Proposed Clause 15.03-1L Heritage Recommended position: No change to the Amendment.
	• I can see the route from Vic Park Station, Skirting Victoria Park (home of the historic Collingwood Football Clun), Stafford St, Valiant St, through to the Convent conceptualised as a heritage walking route.	This matter is outside the scope of this Amendment. Council's Senior Heritage Advisor has been made aware of this submission. Recommended position: No change to the Amendment.
	• Regarding height controls for residential extensions – concerned that the stipulation that residential extensions must be "substantially concealed" is open to interpretation.	This particular strategy is complimented by the *"depth of two rooms"* test in the proposed policy and height limits set in residential zones. Recommended position: No change to the Amendment.
World Heritage	• Requests for additional content.	Proposed Clause 15.03-1L World Heritage Environs Area (WHEA) is a policy neutral translation from existing Clause 22.14 Development Guidelines for Heritage Places in the World Heritage Environs Area. Additional work is currently being undertaken to update this policy and will be the subject of a separate amendment process. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
ESD	• Requests for additional / strengthened standards. • New developments should be ultra low-energy, net-zero, or to the Passivhaus standard buildings. • Gas should not be permitted in any new developments. • New developments to date have not been required to meet sustainability requirements. Developers need to adopt sustainable practices, build with the future in mind, replacing gas with renewable energy and car spaces with bike racks and share car stations. • C269 should include controls to direct that all new buildings be carbon neutral and encourage adaptive re-use of existing buildings rather than demolition. • High rise buildings are not sustainable. • Requests to accept changes in terminology proposed by CASBE (this has also been requested in submissions by Local Councils). • Mandatory environmentally sustainable measures/conditions are needed. • Need to do more than offset emissions – need to actively reduce them. • Important that local government steps up to address the need for our local community to endorse policies that will assist in reducing emissions and addressing the effect of	CASBE's submission and other ESD related submissions have been reviewed by Council's ESD Officer who has provided support to make changes to the proposed Clause 15.02-1L Environmentally Sustainable Development consistent with CASBE's submission and associated CASBE preferred version of the policy. In relation to requests made in submissions for additional and strengthened standards, whilst officers generally support these notions, it is considered important to maintain a consistent and collaborative approach that aligns with the CASBE preferred version of the policy. Yarra City Council is working with other CASBE member councils to pursue a planning scheme amendment that builds on the existing local ESD Policies held by numerous Victorian Councils. The *Elevating ESD Targets Planning Policy Amendment* project aims to deliver revised and elevated ESD targets, including targets for zero carbon development. Recommended position: Change to the Amendment: • Accept all track changes to the proposed policy Clause 15.02-1L- Environmentally sustainable development submitted by CASBE.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	increased global warming on local residents. Impact of new buildings on the environment.	
	• Improve power supply poles and wires network and encourage the introduction of virtual power plants. • Power requirements for lifts and security must increase energy consumption in high rise (compared to low rise – potential for walk up). • Would like the plan to specify that all new builds must be equipped with renewable energy facilities with the ability to be upgraded.	This matter is outside the scope of this Amendment. Recommended position: No change to the Amendment.
	• The ESD clause does not appear to be linked to objectives, which need to be addressed in section 54/55, which questions how important they will be in both the design and approval processes. • Requires clearer guidance in the application of Clause 71.02-03 which already states that where there are conflicting objectives that they should be found in favour of net community benefit and sustainable development for the benefit of present and future generations. • There are conflicting objectives. For example, the heritage policy places a number of restrictions on what can be done to a building that can contradict ESD objectives.	The proposed *Clause 15.02-1L Environmentally sustainable development* covers a range of areas and unlike Clause 54 and Clause 55, is not exclusive to residential development. Creating clearer guidance in the application of Clause 71.02-03 is outside the scope of this Amendment. Clause 71.02-03 is a State standard provision that cannot be changed by Council. Amendment C269 appropriately sets out the local policy framework to apply in conjunction with other sections of the Planning Scheme. Recommended position: No change to the Amendment.
	• Sustainability needs to be taken seriously in developments. Council should look at plant farm buildings in closed loop modules instead of office blocks.	There is insufficient strategic work to underpin this matter within Amendment C269. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
Signs	• 15.01-1L Signs – current legislation appears to limit control of illuminated street signs due to the effect they have on drivers and road users. These can be placed in direct line of sight of residential developments, apparently with only limited control of the light pollution effects.	Proposed Clause 15.01-1L Signs includes a section on residential areas and specifically references limiting illumination. Recommended position: No change to the Amendment.
Housing		
Location of residential development	• There is too much densification of housing already and no further need for more. • There is potential to undermine State Policy that directs more intense development outcomes in Activity Centres. • Residential development should not be in local shopping strips. Industrial spaces would be more sustainable and a better option for residential development as they have less impact on shops and residential homes. • The strategic housing framework does not give any idea of the height and density of future developments.	Amendment C269 aligns with the *Yarra Housing Strategy* adopted in 2018. This strategy outlines the projected growth in population and housing for Yarra. It also identifies where in Yarra housing growth should be directed and to what level of growth. Yarra's activity centres are identified as an area where residential growth should be encouraged, which is reflected in the proposed *Clause 16.01-2L – Location of residential development*. Amendment C269 is in accordance with the State Planning policy directions that are outlined in Plan Melbourne. These include directing residential development to Yarra's activity centres. Heights of future built form is determined by the relevant zones and overlays. Recommended position: No change to the Amendment.
	• Residential development should not be at the expense of community interaction, light, view, corridors for wildlife and should avoid overshadowing.	Amendment C269 includes a number of built form policies that help to guide appropriate built form outcomes. These include: - Clause 12.01-1L Biodiversity; - Clause 15.01-1L Urban Design; - Clause 15.01-2L Building Design; And - Clause 15.03-1L Heritage

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Could have a negative impact on native life with forced migration upsetting the ecological balance.	Recommended position: No change to the Amendment.
	• Future development should respect the character of the street and encourage single or town house type dwellings on small individual lots.	Amendment C269 implements Yarra's Housing Strategy. This is reflected in the proposed *Clause 16.01-2L – Location of residential development* which outlines that for areas categorised as minimal change, encourage development: - *Of one or two dwellings on typically small individual lots.* - *That respects character of the street.* Other provisions in the Planning Scheme, particularly the Zones and Overlays guide appropriate built form outcomes. Recommended position: No change to the Amendment.
	• Housing growth classification terms are not transparent and need to be defined.	Proposed Clause 16.01-2L – Location of residential development classifies the areas of change in Yarra. The change areas/classifications are defined in Yarra's Housing Strategy which is proposed to be included in the Planning Scheme as a Background Document. The change areas/classifications include the following: Minimal change areas are residential areas that have limited capacity to accommodate future housing growth over time. They usually have one or more of the following characteristics: - They are within established residential areas (Neighbourhood Residential Zone) that have heritage significance. - Have consistent fine-grain subdivision pattern and small lot sizes. - Have detached and dual occupancy dwellings. Minimal change areas apply to over 58% of Yarra's residential land. This change area will continue to accommodate one or two dwellings on typical small individual lots.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Incremental change areas are areas that have the capacity to accommodate more modest levels of housing growth over time. Incremental change areas generally display one or more of the following characteristics: - They are within established residential areas (General Residential Zone). - They are within mixed use and commercial areas that have heritage significance, including cohesive and highly intact heritage streetscapes and buildings. - Have consistent fine-grain subdivision pattern and small lot sizes. - Have detached, dual occupancy and smaller scale apartment dwellings. Incremental change areas make up over 21% of Yarra's residential land. It is expected that this change area will gradually evolve over time, accommodating single or town house type housing on individual lots or smaller scale apartment development. Moderate change areas are areas that have the capacity to accommodate moderate housing growth over time. Moderate change areas generally display one or more of the following characteristics: - They are within or close to activity centres that have heritage significance, sensitive interfaces and other site constraints. - Have excellent access to services, open space and public transport. - Have mixed lot sizes.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Moderate change areas apply to over 12% of Yarra's residential land. This change area will accommodate medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character. High change areas are areas and sites that have capacity to accommodate substantial housing growth over time. High change areas generally display one or more of the following characteristics: - They are within or close to activity centres that do not have site constraints. - Have excellent access to services, open space and public transport. - Have large lot sizes. Identified high change areas apply to over 8% of Yarra's residential land. This change area will accommodate higher density residential and mixed use development in the form of apartment buildings. Recommended position: No change to the Amendment.
	10 Garryowen Lane: • Reference to 10 Garryowen Lane, Fitzroy. It's not appropriate for areas to be designated "incremental development" when facing a park. This includes all addresses on Garryowen Lane and the north side of 35 Rose Street.	The site has been designated 'Incremental Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The site is in a mixed-use area that has heritage significance. • The site and the adjoining lots are medium scale apartment dwellings.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		The proposed *Clause 15.01-1L Urban Design* identifies strategies which facilitate development adjacent to a public open space including overshadowing, pedestrian access, scale and size, landscaping and weather protection. Recommended position: No change to the Amendment.
	133-137 Victoria Parade: • Submits that the subject site is unique and should be designated in a "High Change Area" and not "Moderate Change Area". Submission outlines justification for this request.	The site has been designated 'Moderate Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The site is in a Commercial 1 Zoned area that has heritage significance, including an intact heritage streetscape. • The site is located on a large lot amongst relatively consistent small and narrow lot sizes. • These smaller adjoining lots are primarily of 'contributory' significance and contribute towards the overall heritage significance of the area. • The site is in a Heritage Overlay (HO334 – South Fitzroy Precinct). Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. DDO2 – Main Road and Boulevards currently applies to the site as the associated building is on a boulevard. Future development proposals will be considered having regard to all of these circumstances applying to the site. Recommended position: No change to the Amendment.
	53 Hoddle Street:	**53 Hoddle Street:**

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Strongly opposes the 'mid-rise' or 'moderate change' growth classification for the site and submits it should be reasonably anticipated for 'high change' given the main road frontage, proximity to higher order activity centres, public transport and bicycle infrastructure, and significant separation from Yarra's low scale, sensitive, historically significant residential neighbourhoods. • Does not agree with the 'moderate change' classification of their site given the Commercial 1 Zoning of the land, the site's excellent access to public transport, services and amenities and the position along Hoddle Street. • The moderate change guidance unreasonably imposes the requirement to respond to heritage significance (there is none abutting our client's site) and streetscape character, failing to anticipate a degree of change and improvement along this important Boulevard.	The exhibited clause 16.01-2L 'Location of residential development' local policy aims to direct the majority of new housing development to both High and Moderate housing growth areas. High and Moderate housing growth areas are located within the Commercial 1 Zone (C1Z) and within or close to activity centres that have excellent access to services, open space and public transport. It is envisioned that these change areas will support more housing growth and change over time. For a municipal wide amendment such as this, it cannot be a reasonable expectation that every single site demonstrates each key characteristics of its designated change area. Instead, it must be considered whether a street or precinct meets the broad characteristic of its change area. Moderate change areas have been generally applied to Yarra's key boulevards, including Hoddle Street, Alexandra Parade, Queens Parade and Victoria Parade, given their similar land attributes (mix of lot sizes, landscaped character comprising avenue trees, sensitive interfaces and heritage controls). It is considered that the C1Z sites on the western side of Hoddle Street, including 53 Hoddle Street, Collingwood demonstrate characteristics more aligned with other Moderate Change Areas, including having a mix of lot sizes and landscaped boulevard character. The place at 303/11 Hoddle Street Collingwood is subject to an individual Heritage Overlay (HO105, Former Smalley & Harkness Boot Factory) and the other sites also abut several low-scale, heritage precincts (HO113 and HO106). It is noted that the clause 16.01-2L 'Location of residential development' does not propose to implement height controls. The scale and form of residential development will be informed by built form and heritage controls where these exist. In those change areas where no site-

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		specific controls apply, local policy and zone provisions will determine built form outcomes for these sites and areas. Recommended position: No change to the Amendment.
	39-47 Lithgow Street: • Supports the inclusion of the site in the Victoria Street Major Activity Centre within the Strategic Framework Plan in Clause 02.04-1. • Does not support the designation of the site as an Incremental Change Area for the purpose of Clause 16.01-2L. Proposes that the site be designated as a Moderate Change Area, which better reflects its position in the Victoria Street Major Activity Centre and its future development potential. Submission outlines justification for this request.	**39-47 Lithgow Street:** The site has been designated 'Incremental Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The site is in a mixed-use area that has heritage significance, including an intact heritage streetscape. • The site is located on a large lot amongst relatively consistent small and narrow lot sizes. • These smaller adjacent lots are primarily of 'contributory' significance and contribute towards the 'individual significance' of 39-47 Lithgow Street. • Lithgow Street is a narrow street with a single shared bike and car lane in each direction. • Opposite the street is Abbotsford Primary school building and outdoor play area. • The site is in a Heritage Overlay (HO339 – William Street Precinct, Abbotsford) and the associated building is graded 'individually significant'. Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. DDO22 – Victoria Street Activity Centre currently applies to the site on an interim basis and expires in June 2022. Work to further advance permanent built form controls for this area is currently underway. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	288-296 Johnston Street, Abbotsford: • States that the land at 288-296 Johnston Street should be nominated as a 'high change' area for consistency with existing built form controls based around the Johnston Street Local Area Plan and as reflected in the Yarra Planning Scheme at DDO 15.	The site has been designated 'Moderate Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The sites are in a Commercial 1 Zoned area and a neighbourhood activity centre. • The sites have not been consolidated and have a mix of lot sizes amongst relatively mixed lot sizes. • The smaller adjoining lots are of individual significance and contribute towards the overall heritage significance of the area. Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. The site is within DDO15 – Johnston Street Activity Centre. Future development proposals will be considered having regard to all of these circumstances applying to the site. <u>Recommended position:</u> No change to the Amendment.
	1 Turner Street, Abbotsford: • States that the adjoining property to the north known as 1 Turner Street, Abbotsford appears to have been mistakenly identified as a 'minimal change' area. This is at odds with the current zoning of the land (C1Z) and existing scale of development on the land (4 storeys with 100% site coverage).	Whilst the site is in a well established residential area and is outside the neighbourhood activity centre boundary, it is acknowledged that it is a planning anomaly and that the site is largely within the Commercial 1 Zone. The site at 1 Turner Street demonstrates the following key characteristic of an 'Incremental Change Area': • The site is largely within a Commercial 1 Zoned area. • The site is located on a large lot amongst relatively consistent small and narrow lot sizes. • The site is partially within a heritage overlay (HO327- Victoria Park Precinct, Abbotsford).

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		• The scale of the existing development on the site (4 storeys) reflects incremental change areas. Recommended position: Change to the Amendment: • Redesignate the site from 'Minimal Change Area' to 'Incremental Change Area' as identified in preferred version of policies included as a separate attachment to the Council Report.
	Rathdowne Street: • Strongly opposes designation of 'incremental change' in Rathdowne Street Activity Centre (south). This should be 'minimal change'. • Changes within NAC need to be minimal to incremental change.	**Rathdowne Street:** While both Minimal and Incremental Change Areas have similar characteristics and lot attributes, Minimal Change Areas have been generally applied to land within the Neighbourhood Residential Zone, while Incremental Minimal Change Areas have been applied to land within the General Residential Zone, mixed use and Commercial areas (Adopted Yarra Housing Strategy 2018, page 70-71). Rathdowne Street is considered as appropriate for the Incremental Change designation as the land is a mix of Neighbourhood Residential Zone and Commercial 1 Zone. The area is within the Rathdowne Village Carlton North (Activity Centre) which is also a characteristic of Incremental Change Areas. Both the NRZ and GRZ, introduced into the Yarra Planning Scheme in 2015, limit development opportunities and growth in established areas in Yarra. Most sites covered by these zones have a maximum building height of 9 metres and have minimum garden area requirements. Council does not propose to change the zoning of Rathdowne Street via Amendment C269. It is noted that the clause 16.01-2L *Location of residential development* does not propose to implement height controls. The scale and form of residential development will be informed by built form and heritage controls where these exist. In those change areas where no site-

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		specific controls apply, local policy and zone provisions will determine built form outcomes for these sites and areas. Recommended position: No change to the Amendment.
	Nicholson Street: • Opposes 'incremental change' designation on the west side of Nicholson Street (Carlton North). Should be 'minimal change'.	**Nicholson Street:** The Commercial 1 Zone (C1Z) currently applies to most of Yarra's activity centres, including Nicholson Street. The C1Z encourages housing in commercial centres by allowing a wider range of accommodation uses. Zones are the primary tool, and not local policy, for guiding the use of land in Victoria. The area shown as an 'incremental change area' along the western side of Nicholson Street demonstrates the following key characteristics associated with Incremental Change Areas (Yarra Housing Strategy, page 71), including: • Located within a commercial area that has heritage significance (HO326), including cohesive and highly intact heritage streetscapes and buildings; • Has consistent fine-grain subdivision pattern and small lots sizes; and/or • Has detached, dual occupancy and smaller scale apartment dwellings. It is considered that the western side of Nicholson Street more closely aligns with the lot attributes of other Incremental Change Areas in the Municipality than with areas designated as Minimal Change. Recommended position: No change to the Amendment.
	Queens Parade: • Queens Parade Activity Centre should be designated 'incremental change'.	The area shown as a 'moderate change area' along Queens Parade demonstrates the following key characteristics associated with Moderate Change Areas (Yarra Housing Strategy, page 72), including:

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• The Neighbourhood Activity Centre DDO16 Queens Parade Precinct 4 as a 'moderate change' is now at odds with DDO16 (C231). Must be recognised as a minimal change area. **104-118 Queens Parade:** • Row of houses at 104-118 Queens Parade has been listed as incremental, yet it has a HO and fits the definition of 'minimal change area'.	• Within an activity centre that has heritage significance, sensitive interfaces and other site constraints; • Has excellent access to services, open space and public transport; • Has mixed lot sizes; and • Is located within the Commercial 1 Zone It is therefore considered that Queens Parade more closely aligns with the lot attributes of other Moderate Change Areas in the Municipality than with areas designated as Incremental Change and Minimal Change. For a municipal wide amendment such as this, it cannot be a reasonable expectation that every single site demonstrates each key characteristics of its designated change area. Instead, it must be considered whether a street or precinct meets the broad characteristic of its change area. Hence 104-118 Queens Parade was included in incremental as there are in a change area with the following characteristics: • established residential areas with some General Residential Zones; • detached, dual occupancy and smaller scale apartment dwellings. Important to note however, Council's Housing Strategy also states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. DDO16 now applies to the Queens Parade Activity Centre, guiding the built form outcomes within the centre. <u>Recommended position:</u> No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	Swan Street: • That area of the Swan St Activity Centre on the northern side of Swan St should be excised from the Major Activity Centre and thus provide a buffer between the commercial activities (particularly entertainment venues) in Swan St and adjoining residences. Its definition as a Neighbourhood Activity Centre would be appropriate. To protect a human-friendly ambiance, and prevent the creation of a virtual canyon, all multi-storey developments by virtue of their size and visual impact should be well set back from Swan St. • Should cluster moderate change zones rather than spread them through the entire street.	**Swan Street** Melbourne's metropolitan planning strategy, *Plan Melbourne 2017-2050* (Victoria State Government 2017, page 53) identifies Melbourne's Major Activity Centres, including Swan Street. In accordance with state policy direction, proposed Clause 11.03-1L (Activity Centres) includes all commercial land on both the north and south side of Swan Street within the activity centre boundary. As a designated Major Activity Centre, Swan Street is required to play a significant role in achieving the directions of Plan Melbourne 2017-2050, in relation to both housing and employment. However, it is also a highly intact turn-of-the-century 'high street' of consistent scale and architectural quality. Furthermore, land immediately north of the activity centre consists of sensitive, low rise heritage residential areas. While exhibited clause 11.03-1L (Activity Centres) identifies the activity centre boundary and provides high level strategic objectives for the centre, it is the recently adopted (Council Meeting 15 December 2020) Amendment C191 to the Yarra Planning Scheme that will: • facilitate an appropriate balance between accommodating population and employment growth, retaining and protecting heritage fabric, limiting amenity impacts and improving liveability; and • manage, at a local level, development activity along the Swan Street Major Activity Centre area. Amendment C191, if approved by the Minister for Planning, will introduce four schedules to the Design and Development Overlay (DDO25-28) that will provide greater clarity and certainty regarding the intent of built form outcomes for each precinct along Swan Street.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		The built form controls contained in DDO25-28 were carefully tailored to each block along Swan Street, having regard to their location, site size, heritage fabric and sensitive interfaces. The DDOs also differentiate between the north and south side of Swan Street. Lower, mandatory height controls are proposed along the northern side of Swan Street, while taller, discretionary height controls are sought for the south side. The building heights proposed along the south side of Swan Street are greater than the north, due to the absence of heritage and sensitive interfaces. In addition, there are a number of large allotments that can accommodate more development. These sites on the south side of Swan Street provide an excellent opportunity to accommodate growth without unreasonably affecting the amenity of existing residential properties. The rail corridor (which ranges in depth from 29m-45m) provides a significant buffer between these sites and the low scale residential areas to the south. Recommended position: No change to the Amendment.
	West Ramsden Street, Clifton Hill: • West Ramsden St, Clifton Hill should be 'minimal' not 'incremental'.	**West Ramsden Street, Clifton Hill:** The area shown as an 'incremental change area' west of Ramsden Street, Clifton Hill demonstrates the following key characteristics associated with Incremental Change Areas, including: - Located within established residential areas (General Residential Zone). - Has consistent fine-grain subdivision pattern and small lot sizes. - Is not covered by a Heritage overlay. Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
	Campbell Street, Collingwood: • Campbell Street, Collingwood should be 'minimal' not 'incremental'.	**Campbell Street, Collingwood:** The area shown as an 'incremental change area' along Campbell Street, Collingwood demonstrates the following key characteristics associated with Incremental Change Areas, including: - Located within established residential areas (General Residential Zone). - Have detached, dual occupancy and smaller scale apartment dwellings. - Is not covered by a Heritage overlay. Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. Recommended position: No change to the Amendment.
	Collingwood / Fitzroy: • Question why the small section bound by Gipps St, Park St, Stanton St and the train line is considered Incremental Change. It is a small area bound by a Minimal Change Area - quiet mostly single dwelling blocks, and not high density. Should be reconsidered and the area changed to a Minimal Change Area to reflect these surrounds.	**Collingwood / Fitzroy:** While both Minimal and Incremental Change Areas do have similar characteristics and lot attributes, Minimal Change Areas have been generally applied to land within the Neighbourhood Residential Zone, while Incremental Minimal Change Areas have been applied to land within the General Residential Zone (Adopted Yarra Housing Strategy 2018, page 70-71). The small section bound by Gipps St, Park St, Stanton St and the train line is considered as Incremental Change as the land is within the General Residential Zone. It is noted that both the NRZ and GRZ, introduced into the Yarra Planning Scheme in 2015, limit development opportunities and growth in established residential areas in Yarra. Most sites covered by these zones have a maximum building height of 9 metres and have minimum

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		garden area requirements. The NRZ is the most restrictive of the residential zones. The NRZ was applied in Yarra to areas identified as having special heritage and landscape character values that distinguish the land from other parts of the municipality. While the pocket of land bound by Gipps St, Park St, Stanton St and the train line is in a Heritage Overlay (HO313), it is largely occupied by townhouses constructed circa 1990-2000, which are not contributory to the significance of the broader heritage precinct (HO313). Recommended position: No change to the Amendment.
	Bridge Road: • Should cluster moderate change zones rather than spread them through the entire street.	**Bridge Road:** In accordance with the Yarra Housing Strategy change areas are allocated on a number of characteristics and are not designated by pattern. The west side of Bridge Road has been designated 'Moderate Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The area is within the Bridge Road Activity Centre which has heritage significance (HO310) • The area has excellent access to services, open space and public transport • The area has mixed lot sizes. Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. DDO21 currently applies to the site on an interim basis and expires after 30 June 2022. Work to further advance permanent built form controls for this area is currently underway. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	Alphington: • Strongly believes that the 'minimal change' term should apply to the vast majority of Alphington. • Designation of 16 hectares of land to "high change" has ramifications for the immediate area – moderate change creeping either side of the high change area. • Moderate change areas along Heidelberg Road should definitely be changed to 'incremental change areas' in order to remain within neighbourhood character. • Concerned at the proposal made in C269 to be an area of Moderate Change, allowing for mid-rise development of 8-14 storeys • Porta site doesn't warrant being a moderate change area.	**Alphington:** The area between Parkview Road and Chandler Highway (Alphington paper mill) has been designated 'High Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The area has excellent access to services, open space and public transport • The area has large lot sizes. • The area includes the redevelopment of the former Alphington Paper Mill site which is anticipated to supply approximately 2,500 new dwellings. • The vision for the site as a major residential precinct also includes shops, offices, open spaces and community facilities. Council's Housing Strategy states that the provisions of heritage and/or built form overlays will determine the scale and form of residential growth. Development Plan Overlay (DPO11) – former Amcor Site, Heidelberg Road, Alphington applies to the area. The area along Heidelberg Road between Parkview Road and Como Street, has been designated 'Moderate Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The area is in a Commercial 1 Zone which has the capacity to accommodate moderate housing growth over time. • The area has excellent access to services, open space and public transport. • The area has mixed lot sizes. The Porta site has been designated 'Moderate Change Area' as it is considered that this is the appropriate designation based on the following characteristics:

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		• The area is in a Commercial 1 Zone which has the capacity to accommodate moderate housing growth over time. • The area has excellent access to services, open space and public transport. Council's Housing Strategy states that the provision of heritage and/or built form overlay will determine the scale and form of residential growth. Interim built form controls (DDO18) that cover the commercial land along Heidelberg Road from Yarra Bend to Como Street are with the Minister for Planning for approval. An amendment for permanent DDOs would be the next step. <u>Recommended position:</u> No change to the Amendment.
	Richmond: • Minimal change areas – should be added to more sections along Malleson Street and extend to sections along Wall Street. From the Coppin/Wall/ Malleson intersection, houses on the west side part of the way down to Dame Nellie Melba Park should also be minimal change areas.	**Richmond:** The area along Malleson Street and Wall Street and west of the Coppin/Wall/Malleson intersection has been designated Incremental Change Area'. It is considered that this is the appropriate designation based on the following characteristics: • The area is within a General Residential Zone Schedule 2. • The area has consistent fine-grain subdivision pattern and small lot sizes. • The area has the capacity to accommodate a more modest level of housing growth overtime. <u>Recommended position:</u> No change to the Amendment.
Housing diversity	• Housing diversity policy has a narrow view of what types of housing diversity needs to be supported. Does not mention singles or	Proposed Clause 16.01-3L Housing Diversity provides for all types of housing. This is supplemented by strategic directions in the MPS. A proposed Strategic Direction in the MPS is:

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	couples. Nor does it note that many homes in Yarra already cater for families. • Size matters. Generous apartments designed for a single person through to families.	*Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:* - *Provide for diverse housing types including shared, sole person, couple and family households.* - *Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.* - *Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.* - *Include greater housing choice for key workers.* - *Encourages the supply of additional social housing and improvements to existing social housing.* Recommended position: No change to the Amendment.
Affordable housing	• New developments with over 50 dwellings should include at **least** 10% of affordable housing. • The trigger for providing housing affordability should be lowered – i.e. 10 dwellings proposed. • The percentage of housing affordability should be more than 10% - i.e. 20%. • Useful to specify a percentage of social housing within the category of affordable housing. • Useful to define social housing and affordable housing.	Proposed Clause 16.01-4L Housing Affordability sets a minimum 10% target for affordable housing (when sites are rezoned for residential use and in major developments of 50 or more dwellings). This policy implements a key strategic direction (SD4.2, page 76) of the adopted Yarra Housing Strategy 2018, which is to *introduce requirements into the Yarra Planning Scheme for all rezoning's to residential use, and in significant developments of 50 or more dwellings, to provide at least 10% affordable housing.* It also implements Strategic Direction 1 (SD1.1, page 30.) of the adopted Yarra Social and Affordable Housing Strategy, 2019 which is *to enhance Council policy and practice in regard to affordable housing agreements at significant developments*. At present in Victoria, affordable housing can only be facilitated by the planning system through a voluntary planning negotiation with a private developer or land-owner, generally expressed in a Development Plan Overlay (DPO) and/or by entering into an agreement, under section

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Useful to specify a percentage of social housing within the category of affordable housing. • Useful to define social housing and affordable housing. • Policy guideline needs clarification – not evident whether this means 10% within the City of Yarra or within new developments. • Amendment places an undue emphasis on the need for Yarra's housing policy to facilitate neighbourhood character outcomes rather than housing and affordable housing outcomes. • Language used frames multi-unit development as a challenge to character that needs to be "managed". • No recognition of the role that market rate multi-unit development has in ensuring affordable housing outcomes in Yarra. • Yarra needs more public housing. • Affordable housing must have the same safety, amenity, aesthetic and environmental standards as other housing.	173(1A) of the *Planning and Environment Act 1987*. This voluntary negotiation process has limited the ability for Victorian councils to mandate affordable housing outcomes from private developers. Yarra is the first Council to include a clear minimum target for affordable housing in a Local Planning Policy Framework to ensure that the provision of affordable housing is considered as part of major developments from the outset and to reduce the need for affordable housing to be negotiated on a case by case basis. Council has been able to negotiate affordable housing (generally 10%) in major developments of 50 or more dwellings or through land rezoning, including: • Former GTV9 site (C104): 10% affordable hosing • Former Amcor Site (C123 & C246): 8.5% affordable housing • Harry the Hirer (C223): 10% affordable housing • 64 Alexandra Parade (C244): 10% affordable housing • Former Gasworks site (C243): Up to 20% It is considered that proposed Clause 16.01-4L is appropriate by setting a minimum 10% target for affordable housing when sites are rezoned and in major developments of 50 or more dwellings. The meaning of affordable housing is appropriately defined under section 3AA of the *Planning and Environment Act 1987* (the purpose of the Act is to establish a framework for planning the use, development and protection of land in Victoria). Under section 3AA of the Act *affordable housing is housing, including social housing, that is appropriate for the housing needs of any of the following:* *(a) very low-income households;* *(b) low income households;*

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		(c) moderate income households. It is noted that under section 3AA of the *Planning and Environment Act 1987*, "social housing" has the same meaning as in section 4(1) of the Housing Act 1983 which states that Social Housing *is public housing; and housing owned, controlled or managed by a participating registered agency.* The Victorian Government, not the private sector, is responsible for delivering social housing. It is noted that state-wide Amendments VC187 and VC190 to the Yarra Planning Scheme came into effect on 1 December 2020 to streamline the planning system to accelerate approvals of social housing development funded by the State Government. <u>Recommended position:</u> No change to the Amendment.
	• Replace the 20 storey DHHS flats in Brunswick Street with 5 storeys affordable apartments/housing making it safer for peoples wellbeing and health and for safety issues.	This matter is outside the scope of the Amendment. <u>Recommended position:</u> No change to the Amendment.
Economic development		
	Cremorne - Site Amalgamation • Clause 17.01-1L be amended by deleting the word 'consolidation' from the strategy '*encourage the consolidation and intensification of employment land within Yarra's major employment precincts*'.	The Spatial Economic and Employment Strategy refers to intensification rather than consolidation and asserts that: *The diversity of lot size and building stock in these precincts* [Cremorne and Gipps Street] *provides a unique environment for established and emerging business that are unlike the majority of existing (and potential) employment lands in Inner Metropolitan Melbourne*. P64. Clause 17.01-1L could therefore be amended to delete the word 'consolidation'.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: Change to the Amendment: • In Clause 17.01-1L Employment, delete the words 'consolidation and' from the strategy '*encourage the consolidation and intensification of employment land within Yarra's major employment precincts'*.
	• Day/night diversity of shops and activities should include use above ground floor for additional shops, libraries, studios, residences etc. • There needs to be a focus on maintaining the arts culture and diverse art activities need to be supported (for example the Gertrude Street Projection Festival).	Issues in relation to the character and diversity of shops and activities have been addressed above in this table. (refer to 'Activity Centres' Theme, and Sub-Themes 'Heritage' AND 'Character'). The permissibility of uses is defined by the zone that applies to the land, outside of the scope of Amendment C269. Yarra's *Arts and Culture Strategy* includes a number of objectives which aim to maintain and support Yarra's arts culture. For example, facilitating appropriate and affordable venues and spaces that are suitable for arts and culture activities and encouraging new developments to contribute to the creative industries sector. Recommended position: No change to the Amendment.
	• There appears to be no current requirement for commercial landowners to maintain their premises in a fit state when unoccupied for periods of time. • As the current plight of the CBD shows - over development leaves urban environments vulnerable to any economic downturn, resulting in high vacancy, poor maintenance and long-term urban decay.	Requiring commercial landowners to maintain their premises is outside the scope of Amendment C269, however Council's Local Laws Unit has advised that there are several provisions under Council's General Local Law that assist Council in directing owners of vacant commercial properties to maintain them. Further to this, Council can serve fire prevention notices on vacant /unoccupied properties. In relation to squatters on premises, this is a Police matter and dealt with by them and the property owner as its not Council land and is not managed by council.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
Transport		
	• The Department of Transport submitted that there should be additional reference to transport networks – Principle Public Transport Network (*PPTN*), Principle Bicycle Network (*PBN*), Bicycle Priority Routes (*BPR*) and Strategic Cycling Corridors (*SCCs*).	The PPTN is already referenced at Clause 18.01 (Victorian Planning Provisions) and it is considered unnecessary to duplicate. The PBN is identified on the proposed Strategic Framework Plan at Clause 02.04. Additional references to specific networks, routes and corridors can be considered as part of future strategic transport work. Recommended position: No change to the Amendment.
	• There is no detail on how Yarra will implement the provision of publicly accessible car share bays in major developments. • Recommends an additional proposed control: the incorporation of carshare conditions for new residential developments. Submission includes a specified rate. • Important for carshare conditions to be enforceable. Submission includes a specific condition for consideration.	While the Car Share Policy 2019 outlines Council's support for car share and recommends provisions for car share bays in new major development, further work is required to determine appropriate rates and condition requirements to be applied through the planning permit process. This matter can be considered as part of future strategic transport work. Car sharing is also referenced in Yarra's Climate Emergency Plan under Strategic Priority 4 as an opportunity for transport improvement. Recommended position: No change to the Amendment.
	• Council should store Green Travel Plans (*GTPs*) in a publicly accessible database.	At this point in time Council does not have plans to provide an online data base with this information, however, GTPs are endorsed as part of the planning permit and can be provided on request. Some GTPs are also available on Council's website as documentation for advertised planning applications.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
	Car Parking rates and availability: • Proposal is woefully inadequate and won't be enough to bring about changes that other amendments envisage. • Council should as far as possible get out of providing parking, encourage private provision and a free market. • Need a better amendment that moves towards reducing Council's involvement in the provision of parking and helps establish the principle that car parking is a matter of free choice fully funded by those who make that choice. • Amendment should eliminate minimum car parking requirements and replace them with maximum car parking limits of 1 parking bay per 100m2 of building floor area. • Resent having to pay tens of thousands of dollars extra for new home because past planning regulations have in effect forced me to buy parking spaces that I do not want. • Appreciate that the motivation for the present amendment is to reduce minimum parking requirements but is completely inadequate. • Linked to Council's unfair subsidy of car use through free parking on public streets and absurdly cheap resident's parking permits. • Parking must be made available for residents so the elderly and disabled can park near their place of residence.	**Car Parking rates and availability:** Proposed Clause 18.02-4L Car Parking is the relevant policy intended to ensure car parking is supplied and managed consistent with promoting travel by sustainable modes. Car parking rates are set out in Clause 52.06 and a matter that is outside the scope of Amendment C269. Traffic and car parking impacts for individual developments are assessed on a case by case basis and usually require car parking and traffic impact assessments be submitted as part of the planning permit process. At a strategic level, access and movement is considered in the preparation of built form frameworks for a specific area. Matters relating to Council's specific parking policies for certain areas, including parking provision rates and resident parking permits, are outside the scope of this Amendment. These types of submissions have been forwarded to Council's Strategic Transport Unit for information in the context of future transport related strategic work. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• No excuse for new developments not to have extensive underground parking as a requirement to take the pressure off the streets. • Increase requirements for below-ground parking to minimise unsightliness, avoid associated increase in height of the building(s) in question. • Agrees with Clause 15.01-2L sections on 'carparking, loading facilities and outbuildings' but ADD: - Increase requirements for below-ground parking to minimise unsightliness, avoid associated increase in height of the building(s) in question.	
	Electric Vehicles: • Include rates for electric vehicles. • Require new development to own a shared electric vehicle to a ratio of 1 vehicle per 10 bedrooms. • Ensure new developments have electric car charging and secure e-bike charging.	**Electric Vehicles:** Proposed Clause 18.02-4L Car Parking is high level policy. Introducing rates for electric vehicles is outside the scope of this Amendment. It is noted that Clause 18.02-1L Cycling includes the strategy – '*Encourage the provision of electric bicycle infrastructure*'. <u>Recommended position:</u> No change to the Amendment.
	Transport Infrastructure: • Main commuter trails need to be widened / improved shared paths and buildings need to be properly set back from pathways to ensure safe and unimpeded access for pedestrians and cyclists. • Suggested change: Use of residential streets is prohibited by businesses for activities such as delivery truck routes.	**Transport Infrastructure:** These issues are outside the scope of Amendment C269. A number of the suggested transport infrastructure proposals made through submissions are not within the responsibilities of Local Government and would need to be managed at a State level or through Public Transport Victoria (PTV).

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Suggests a need to increase frequency of trams with all these extra thousands of people. • Cremorne workers/residents need more efficient direct access to this fast-growing precinct (referring to Cremorne) – restabilising the Cremorne Railway Station. • There is a need for the East-West Link • Separation of bikes and pedestrians needs attention. Pedestrians have become the losers as bikes fly by on joint paths along Park Street and in gardens and parks.	These types of submissions have been forwarded to Council's Strategic Transport Unit for information in the context of future transport related strategic work. Recommended position: No change to the Amendment.
	• Since redevelopment of Punt Road/construction in Cremorne - dramatic increase in vehicles using the little historic, essentially one way streets of Richmond Hill to cut through to Punt Road.	Traffic and car parking impacts for individual developments are assessed on a case by case basis and usually require car parking and traffic impact assessments be submitted as part of the planning permit process. Officers have referred this to Council's Traffic Unit. Recommended position: No change to the Amendment.
Infrastructure		
Open space	• There needs to be more open space and comprehensive management plans to support these important assets. This should include integrating any available and underutilised private parcels of land into the public domain. • The proposed policy needs to detail the plan to support the stated aim of increasing existing public open space.	Amendment C269 supports the increase and extension of Yarra's open space network which is captured in proposed Clause 02.03 Strategic Directions – Open Space. These types of submissions have also been referred to relevant Council Officers in Open Space. Council adopted the *Yarra Open Space Strategy 2020*, which includes a number of recommendations to increase the provision of open space.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Suggests that the policy consider providing more pocket parks for those living in high-rise developments. • Visual open space is vital, yet parkland is being sacrificed for sporting facilities (specific reference to Edinburgh Gardens). • An increase in apartment dwellers would overburden a community asset like Edinburgh Gardens. • Council must reject any and all sales, gifts or other "disposals" or "disbursements" of public lands or spaces to private entities. • More public open space should be provided at ground level on all big developments. • Amount of new open space will be constrained into the future. Need to recognise open space as including streetscapes, urban spaces between buildings, school and educational facility grounds and laneways. • Developers shouldn't be allowed to "lock off" parts of the Fairfield Park or Yarra Bend Park or hinder access. • Small or mini parks to be encouraged. Include them as part of the NAC.	For example, securing land on large redevelopment sites, conversion of government owned land and land acquisition where required. In addition, Council has prepared Amendment C286yara which proposes to increase the open space contribution rate from 4.5% to 10.1% for all development to help fund open space for the growing population. This approach meets the requirements of the State Government's guidelines on providing open space. Matters relating to "disposal or disbursements" and "locking off" public lands or spaces are outside the scope Amendment C269. <u>Recommended position:</u> No change to the Amendment
	• There needs to be more mention of safety and provision for passive surveillance of open space in the proposed policy.	Council understands the importance of safety in our public realm especially in public open spaces. The newly adopted *Yarra Open Space Strategy 2020* includes high level principles around ensuring public open spaces and the means of access to them are safe. It also

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		includes design and management guidelines that Council officers can refer to when preparing design plans and undertaking proposed upgrades to existing open space. These design and management guidelines address personal safety in public spaces. Proposed Clause 15.01-1L Urban design includes a strategy for development adjacent to open space to facilitate development that "…*Orients windows and balconies to public open space to enhance public safety and the pedestrian experience*…". Proposed Clause 19.02-6L Public open space contribution includes policy guidelines that land to be contributed (amongst other matters): - *Should be located or be capable of being designed to provide a high degree of casual surveillance* - *Should be visible from adjacent thoroughfares.* Recommended position: No change to the Amendment
	• There needs to be more opportunities for green space to grow food and bring biodiversity back to our neighbourhood.	Providing opportunities to allow for the growing of food and other urban agriculture related issues is outside the scope of this Amendment. Guidance of the provision of community gardens and urban agriculture in the City of Yarra can be found in Yarra's *Urban Agriculture Policy.* Recommended position: No change to the Amendment.
	• Edinburgh Gardens and Alphington Park are overused outdoor areas and there are concerns around crowds at night/weekends.	Maintenance of Yarra's public open spaces is outside the scope of this Amendment. However, concerns relating to the overuse of Edinburgh Gardens and Alphington Park have been referred to relevant Council officers for their information. Yarra's compliance department investigates complaints about music noise in Council's parks and reserves. If any amplified noise is made

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		outside of Council's business hours, members of the public can contact Council's afterhours service on 9205 5555 to report the matter. Recommended position: No change to the Amendment.
	• Action is needed to address concerns that nearby lanes are used as toilets and for drug use.	Issues of antisocial behaviour such as drug use and the use of laneways as toilets are outside the scope of this Amendment. These concerns have been referred to Yarra's Local Laws department who suggest that they should be passed on to the Victorian Police as they are the best agency to deal with issues of public disorder. Recommended position: No change to the Amendment
	• The policy dealing with land contributions should include a reference that where land adjoins a waterway the contribution should be as land which is added to the waterway corridor. General preference for cash contributions should on the Open Space Contribution Plan in some precincts should not apply where the land adjoins a waterway.	Proposed *Clause 19.02 Public open space contribution* is a direct translation from the existing *Clause 22.12 Public open space contribution*. Updates to this policy topic is being pursued through Amendment C286. Recommended position: No change to the Amendment.
Development contributions	• It should be clear that where policies call for public realm improvements (e.g. footpaths or bicycle paths) it is in lieu of the Developer Contributions Plan Overlay (DCPO).	Not all public realm improvements associated with the redevelopment of a site are DCPO nominated projects. Some may be needed to ameliorate the impacts of the redevelopment. The DCPO provisions in Clause 42.06 contain exemption provisions which allow for works in kind to be approved and provide an exemption from the DCPO. These exemptions are appropriately located with the DCPO controls and consequently there is no need to qualify the policy. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Infrastructure improvements should be mandated, and requirements clearly set out upfront. Local community should be involved in negotiating trade-offs and facilities. • Developer contributions to public amenity must be compulsory and cannot be traded away, put into a special fund for use by Council to be used to create more green space and more public toilets and water fountains, including taps for refilling bottles. • Before looking to Increase population further, Council should be developing programs and Infrastructure that adequately supports current residents.	Mandating infrastructure improvements and requirements is outside the scope of this Amendment and is managed through the DCPO. Proposed *Clause 19.03-2L – Development Contributions* includes strategies to provide new or upgraded infrastructure and to support development that provides contributions towards infrastructure through voluntary contributions. Recommended position: No change to the Amendment.
Waste	• Applauds the recycling centre in Ramsay Street and hard rubbish and green waste collections made easily accessible to residents. Waste associated with developments needs to remain a focus. • Under Clause 19.03-5L Waste, request that waste and recycling facilities are sensitively and discreetly located so as not to negatively affect the streetscape.	Council officers support this request and the recommended change to Clause 19.03-5L Waste is: *Where possible, encourage waste and recycling facilities are sensitively and discreetly located.* Recommended position: Change to the Amendment: • Insert a new Strategy in Clause 19.03-5L Waste as above.
Water sensitive urban design	• Suggests that the policy be expanded to clarify how Yarra will integrate water sensitive design in the public realm.	This is a policy neutral translation. Recommended position: No change to the Amendment.
Form and Content		
	• Concerned about the key terms used in the built form policy elements of C269 – they are vague, ill-defined, meaningless.	Council officers have undertaken a review of the key terms used that have been highlighted by submitters. Several key terms have been clarified or corrected for consistency. The term 'scale' has been

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	(Concerns/requests for changes in terminology in proposed 15.01-1L Urban Design.) • Key terms should be clearly and explicitly defined and once this occurs it should be opened again for public consultation. - For example: Mid rise, low rise, low scale, taller built form, more moderate built form, low rise development (section 11.03-1L) Smaller scale apartment development, higher densities, increased densities, medium density (Section 16.01-2P).	replaced with 'rise' where appropriate throughout the proposed policy, to provide for consistency. The term 'adjacent' in the section of the proposed policy "*development adjacent to land in a Heritage Overlay*" (Clause 15.01-1L – Urban Design) has been replaced with 'adjoining' to help to clarify the intent of this strategy. The terms low rise, mid rise and high rise are used through the MPS and local policies to generally describe the built form expectations for particular areas. Officers consider there to be value in using these terms because they provide a general understanding of the nature and scale of development for an area. The exact built form parameters for an area are, however, determined through appropriate built form controls which are included in the form of overlays (most commonly DDOs) to the Planning Scheme. <u>Recommended position:</u> Change to the Amendment: • The term 'scale' has been replaced with 'rise' where appropriate throughout the proposed policies. • Under the proposed Clause 15.01-1L – Urban Design, replace the term 'adjacent' in the section "Development adjacent to land in a Heritage Overlay" with the word 'adjoining'.
	• Language does not also provide for flexibility.	It is considered that the language used throughout policies included in Amendment C269 is appropriate and has been drafted with consideration of the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020.* In addition, the proposed policies have been reviewed extensively as part of the drafting process including Council's Statutory Planning Department. <u>Recommended position:</u> No change to the Amendment.
	• The proposed numbering system of PPF is confusing.	The numbering system of the Planning Policy Framework (PPF) is in accordance with the State Government's Smart Planning program.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• A clear, non-repetitive numbering system is required so that statements can be easily identified.	However, Council has acknowledged the issues associated with the numbering system and in December 2019, Council sent correspondence to the Department of Environment, Land, Water and Planning (DELWP) on this matter. The issues raised in the correspondence included: • Numbering within policies: There are some proposed policies which include a large number of points under each sub-heading. Without the addition of numbers within the policy it makes it difficult to identify a particular item for discussion. • Numbering of the policies: There are some proposed policies which have the same number, yet different policies. This makes it difficult to distinguish them without referencing both the name and number of the policy. Recommended Position: No change to the Amendment, however it is recommended that Council continues to advocate to DELWP on this matter and for it to be raised as part of a Planning Panel should a Panel be convened.
	• Text of amended policies often does not match the intent of the re-write as set out in the Explanatory Report. I.e. There is little consistency in the overshadowing increase tests for public open space whereas the Explanatory Report says the test will be the winter solstice.	It is considered that the Amendment C269 Explanatory Report gives a clear and correct outline of what the policy includes. The Explanatory Report references winter solstice for the overshadowing of waterways, not public open space as per Design and Development Overlay 1 Yarra (Birrarung) River Corridor. This is not an error. Recommended position: No change to the Amendment.
	• What are the Objectives for Yarra? They need clarifying as to what outcome we want in this C269 Policy.	The proposed policies included in the MPS outline the strategic intent and direction for Yarra. The MPS will work in conjunction with the proposed local policies to set a framework to help to guide decision making.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
	• There should be an accompanying document – with well-illustrated set of guidelines in plain English to support the new policy.	Providing a plain English guide is outside the scope of the Amendment. However, Council's Strategic Planning Unit can update Council's website to ensure that strategic planning information (including information on Amendment C269) is user friendly, up to date and accessible to the public. Recommended position: No change to the Amendment.
	Schedule to Background Documents • These documents should not be included as part of the Scheme as Background documents as they have not been through any Planning Scheme Amendment process • If elements of these reference documents are incorporated with more weight in the Scheme, this should be in the form of a Policy amendment • Express a level of concern with the amount of new information and policy that is being advanced by C269. • Of the view that the proposed adjustments to the policy framework have the potential to undermine key State policy initiatives that direct more intense development outcomes within designated activity centres and urban renewal areas.	Amendment C269 proposes to include both existing background documents already in the Planning Scheme as well as recently adopted documents that now require inclusion as background documents to the Planning Scheme (Schedule to Clause 72.08). New documents proposed to be included in the Schedule have either: • been previously adopted by Council, following separate consultation process; or • are documents exhibited as part of Amendment C269. The submitter specifically queries the inclusion of the SDAPP Fact Sheet (IMAP) suite which was the basis of the original ESD Local Planning Policy (LPP) Amendment in 2014/2015. The SDAPP Fact Sheets were publicly exhibited with the original amendment. The SDAPP Fact Sheets were supported by the Ministerial Advisory Committee Panel Report as a reference document. The inclusion of the SDAPP Fact Sheets was recently considered by CASBE and City of Yarra and was seen as a beneficial reference document that gives design advice and reproduces the best practice standards that are used within the BESS tool. It is considered that the their inclusion as a background document is strategically justified.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment.
	Schedule to application of zones, overlays and provisions (Clause 74.01) • Opposes the inclusion of this Schedule as it introduces Council's own classified change areas to the zoning expectations. • In particular, the Neighbourhood Character and General Residential Zones include the ability for Council to include Neighbourhood Character Objectives within Schedules, and this information would be more appropriately included at this point.	According to the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020*, when creating a schedule to a general or administrative provision, ***Section 12A** of the Act states that a Municipal Strategic Statement must include 'a general explanation of the relationship between those objectives and strategies and the controls on the use and development of land in the planning scheme'.* *The PPF does not contain a Municipal Strategic Statement; however, the schedule to **Clause 74.01** allows this information to be provided, satisfying the requirements of the Act…* *This 'general explanation' should be a concise statement of how controls are used to implement the policy in the planning scheme.* It is considered that the Schedule is consistent with Practitioners Guide. Recommended position: No change to the Amendment.
	• Submission no.42 requests a written response: (General enquiry) - How does Council respond to concerns raised by community groups? - Why aren't the responses by community groups to various Council Strategies published online? - How can ordinary members of the community access this information? - Why aren't those who request planning permits given access to heritage advisors before plans are submitted (ease of contact times and more efficient).	These matters are outside the scope of the Amendment. The submitter will continue to be informed about the next steps for Amendment C269 and can contact Council's Strategic Planning Department to discuss these issues separately. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	- Should be reasons for setting aside the heritage advice. How is it reviewed? - Where demolition is proposed and supported by the applicants' structural advisor, Council should obtain independent structural advice. - What data is kept on demolitions?	
	• Council's Planning Scheme Review is old.	Whilst Council's Planning Scheme Review was undertaken in 2014, the findings remain relevant. The strategic work underpinning the proposed policies included in Amendment C269 have adequately considered the Planning Scheme Review process and have updated key data and figures to ensure relevance. Recommended position: No change to the Amendment.
	• Major difficulties facing residents in evaluating developments is misleading documentation by developers ie adding vegetation that is never intended by the developer to be added. Developers must face a penalty for this sleight of hand.	This matter is outside the scope of this Amendment, however this submission will be forwarded to Council's Statutory Planning Unit for information. Recommended position: No change to the Amendment.
	• Suggests any finished development that does not match the original "pictures" that residents have responded to must pay an additional open space contribution equal to 50% of the land value of the development.	This matter is outside the scope of this Amendment. Recommended position: No change to the Amendment.
	• Street names should be included on the Strategic Framework Plan at Clause 02.04 to provide clarity and meaning to the map.	The Strategic Framework Plan has been prepared and designed in accordance with the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020.* Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Planning Panels removed the objectives from DDO16. These should be included back.	DDO16 is part of Amendment C231 and is outside the scope of this Amendment. Recommended position: No change to the Amendment.
	• Council should advocate for a careful resolution of the proposed permanent controls along the Yarra River corridor. • Keen that new controls generally similar to the Yarra River corridor interim provisions be prepared for Merri Creek, Darebin Creek and other Yarra River tributaries.	Permanent controls along the Yarra River are outside the scope of this Amendment. Recommended position: No change to the Amendment.
	• In the context of Laneways - What is clearly missing in C269 is a clear definition of what constitutes the Public Realm.	Council officers consider that this matter has been responded to above (see Theme 'Built Environment and Heritage, Sub-Themes 'Urban Design' AND 'Heritage'. Recommended position: No change to the Amendment.
	• Concerned about Clauses with words that do not mandate an outcome. • Mismatch between strategic directions and subclauses: ie Climate change clause (02.03) compared to Site coverage clause (15.01-2).	The drafting of proposed policies that form part of Amendment C269 have been prepared in line with the State Government's *A Practitioner's Guide to Victorian Planning Schemes, April 2020.* It is considered that the proposed policies appropriately set out the strategic basis for the application of a provision and, where appropriate, guide the exercise of discretion under other provisions. Recommended position: No change to the Amendment.
Other		
Liveability	• 279 submissions were submitted via the '*Do Gooder Campaign'* with 219 including the following Statement:	It is considered that the proposed policies included in Amendment C269 adequately identify the importance of Yarra's heritage shopping strips and contain relevant strategies to support their protection. These policies will work in conjunction with the Heritage Overlay at Clause

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	"I am making this submission to help ensure Yarra's liveability as well as its diverse and vibrant heritage shopping strips can continue to benefit us all for another 100+ years." • C269 should in no way include provisions, or omit provisions, which will diminish the liveability or heritage of the municipality.	43.01 and other built form controls such as Design and Development Overlays. *Clause 02.01 – Context* states the following: "*With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will continue to be strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities*". The liveability theme is captured in the following proposed Clauses: • 02.03 – Strategic Directions; • 11.03-1L – Activity Centres; and • 15.03-1L – Heritage. Council officers acknowledge there is a high volume of submissions which have included this liveability statement. As such, the statement has been provided to contribute to the feedback of Yarra's first ever Community Vision. Recommended position: No change to the Amendment.
	• Submits that Yarra should acknowledge and enhance the culturally diverse community.	Proposed Clause 02.01 MPS makes reference to '*a diverse community'.* Recommended position: No change to the Amendment.
	• Impact of COVID-19 on liveability. • Disappointed that there appears to be no attempt in the Plan to learn from our COVID-19 experiences in terms of increasing access to sunshine, trees, views and gardens in every immediate neighbourhood.	The liveability theme is identified and integrated throughout the proposed policies. In addition, Council has recently adopted strategies that have taken into consideration estimated population growth and proper planning principles to protect solar access and views, plant trees and increasing the provision of open space across the municipality.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		These include: • Yarra Open Space Strategy which provides an overarching vision and direction for the future provision, planning, design and management of open space in Yarra to 2031.It considers the current challenges and pressures of expanding population and inner city life and how these can be addressed with an expanded and improved public open space network that contributes to a more liveable and sustainable Yarra in the future. • Yarra's Urban Forest Strategy helps strengthen the way Yarra plans for and manages our trees, ensuring best-practice in tree protection, maintenance and succession planning. The Urban Forest Strategy sets a clear direction for Council to follow to ensure a healthy urban forest for the future. Yarra plants approximately 800 trees per year, along with thousands of other plants for revegetation in local parks and gardens. Whenever a tree is removed, a replacement tree will be planted. • Yarra's Housing Strategy provides a strategic approach to where and how Yarra guides the location of future growth and provides directions on key issues such as housing diversity and adaptability, affordable housing and family friendly apartments. <u>Recommended position:</u> No change to the Amendment.
	• Clean public toilets open during daylight hours in every park and shopping centre/strip should be mandatory.	Requiring clean public toilets to be open during daylight hours in every park and shopping centre/strip is outside the scope of this Amendment. Yarra's *Public Toilet Strategy* (2017-2027) includes objectives and strategies to ensure that clean and safe public toilets can be accessed

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		in parks, gardens and activity centres during the day. Management strategies are also included in the Strategy, which ensure regular maintenance and cleaning regimes of public toilets in Yarra. Recommended position: No change to the Amendment.
	• Suggests the planning scheme should better reflect community use and have a second stream for considering activities of a different nature. • Recreational and fundraising activities invited by the land use for occasional use needs a simpler more affordable process for application.	These matters are outside the scope of the Amendment and have been referred to Council's Open Space team. Recommended position: No change to the Amendment.
Zoning	• The policy updates should not introduce any 'de-facto rezoning', such as treating land that is zoned Mixed Use but located within an activity centre boundary, the same way as land zoned Commercial.	Zones are specified in the Victoria Planning Provisions and the zoning dictates the use. It is not considered that Amendment C269 introduces any 'de facto rezoning'. Recommended position: No change to the Amendment.
	• Proposes that suitable commercial spaces be rezoned residential to allow for residential use. • Suitable commercial spaces to be rezoned residential to allow for residential use. • Clause 13.07.1L Caretakers houses – former Victoria distillery and silos, 21 Northumberland Street Collingwood should be rezoned to acknowledge the long-standing residences in this excellent heritage adaptive re-use. The Yorkshire brewery was excised from the 'Major Employment Zone' and the former Victoria distillery site should be too.	These matters are outside the scope of this Amendment. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	• Requests to permit 463 Victoria Street to be used as residential on the ground floor.	This matter is outside the scope of this Amendment. Recommended position: No change to the Amendment.
Specific property		
	• Yarra Primary School and Yarra City Council (YCC) have entered into a joint use agreement in relation to the school grounds. • Local community have the opportunity to enjoy the grounds outside of school hours. • Shaded playground had to be removed due to age – no longer safe. Department of Education does not provide funding for replacement, upgrade or maintenance of this type of asset. Means that the school itself has to pay for it. • The revitalisation of the school's open space meets the objective of the proposed local policy Public Open Space (19.-2-6L1). • Yarra Primary School made a submission to Council to request that YCC allocate some funds to assist with the cost of a replacement playground in our shared space. Request has since been turned down by YCC. • The need still exists and if YCC is able to reconsider this submission, then this would be a benefit to the educational needs of our students, as well as the entire community that makes use of the playground. • Given the high use of netball/basketball courts by the community – will very likely require maintenance and updating in the near	These matters are outside the scope of the Amendment and subject to separate ongoing discussions between Council and Yarra Primary School. Council's Executive Team have been made aware of this submission. Recommended position: No change to the Amendment.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
	future. Hopes that YCC could reconsider these amenities in the budget planning process.	
Safe injecting room	• Does not want to see another safe injecting room in the area. The one in Victoria Street should go. • Since the Safe Injecting Room was introduced, drug dealing and "shooting up" has increased – no longer feels safe. • In my street to the point where, when this is going on, I no longer feel safe. Would like a clear statement of the policing policies in the area around the facility.	These submissions were referred to Council's Social Strategy team who advised that the legislation enabling the Medically Supervised Injecting Room (MSIR) is the Drugs, Poisons and Controlled Substances Amendment (Medically Supervised Injecting Centre) Act 2017 ('The Act'). The MSIR was established for an initial two-year period and an option has now been exercised by Secretary of the Department of Health and Human Services to extend the trial beyond 29 June 2020 for a further three years. The trial of the MSIR is the responsibility of the Victorian Government. The Victorian Government independently selected the location for the facility. The registered proprietor of the land is the Secretary to the Department of Human Services. In relation to planning permits and building approvals, for both the transitional and purpose-built facility, Council was not the responsible authority. The Victorian Government has exclusively resourced the construction and operations of the facility. The Victorian Government commissions and directs the provision of health and social services and law enforcement activities. Council recognises that this facility has prevented needless deaths and provides a pathway for drug users to connect to essential health and social services, including being offered a path out of drug dependence. More than 3,200 overdoses have been safely managed at the facility, with staff providing an additional 13,000 health and social support interventions for issues like mental health, housing and family violence.

Attachment 3 - Attachment 3 - Response to submissions table

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
		Recommended position: No change to the Amendment
Graffiti	• Graffiti is making Yarra look like ghettoes.	This matter is outside the scope of the Amendment. In Yarra, as with most places in the inner city, graffiti is a serious and complex problem. Each year, Yarra Council removes around 20,000 cases of graffiti and unsolicited bill posters. Yarra has a focus on prevention tactics and supporting the community to remove graffiti from private property. Yarra holds regular free graffiti removal sessions and have conducted study into a draft Graffiti Management Framework. The purpose of this document outlines Council's whole-of-community approach to graffiti management and sets key outcome areas for graffiti management. Recommended position: No change to the Amendment

Theme & Sub-Themes	Summary of issues raised in submissions	Officer response and recommended position
Consultation	• Longer and more consultative period about this Amendment C269 should take place. • Scope of C269 is so vast – normal process of review of submissions will be unworkable. • Concerned as to whether a fair and due process has been followed. Surrounding landowners in Bridge Road, whom are	Amendment C269 was publicly exhibited from Thursday 20 August 2020 – Friday 4 December 2020, 12 weeks total (not including the pause for Council elections). Section 19 of the Act requires Council to give notice to (among others) owners and occupiers of land it believes may be materially affected by the amendment. Where the affected number of owners and occupiers makes it impractical to notify all of them individually,

Attachment 3 - Attachment 3 - Response to submissions table

	materially affected by the proposed landmark policy may be unaware of the amendment and its implications. Amendment documentation does not offer clear information on impact. Direct notice to these landowners impacted by view corridors to landmarks has not been given – potentially raises questions of natural justice and fairness. • Clear lack of community consultation in the development of the Amendment. Council needs to restart the Amendment drafting process with community consultation as a major input. • Believes that Council will need to tackle development going into the future with a multi-layered approach. Be prepared for more community consultation, listen to what they need and continue to support.	Sections 19 (1A) and (1B) of the Act allow a Planning Authority take reasonable steps to ensure that public notice of the amendment is given in the area affected by the amendment. For C269, it was impractical to notify all 52,000 ratepayers plus occupiers across the entire municipality. Instead of individual notification, Council supported a community engagement approach at its meeting on 26 November 2019. The following notification was undertaken: • Documentation on Council and DELWP website • Notice published in The Age and the Herald Sun and the Government Gazette • Notification was published in *Yarra News* • Emails sent to Prescribed Ministers, relevant government agencies and neighbouring Councils • Email notification to over 300 key community stakeholder groups and individuals, including, but not limited to: resident groups, trader associations, housing organisations, members of the community that had expressed interest during previous engagements, community and volunteer groups, Yarra sporting groups, health and education organisations and advisory committees. During exhibition, Officers continued to promote the Amendment through a number of other channels not outlined in the *Planning and Environment Act*. These included: • Council's email newsletter to over 10,000 subscribers; • Emails to Yarra's Your Say subscriber list; • Further email newsletters to specific interest groups, including Yarra's Economic Development newsletter and Environment newsletter; • A number of social media posts; and • Through Facebook advertising.

Attachment 3 - Attachment 3 - Response to submissions table

		It is considered that the extensive consultation and exhibition process for Amendment C269 was well beyond the statutory requirement. The notification outlined above was highlighted to DELWP and considered as taking reasonable steps to ensure notice, through the Authorisation process. Consultation regarding built form controls in Yarra's Activity Centres is outside the scope of this Amendment and is subject to separate planning scheme amendment processes. Recommended position: No change to the Amendment.
Particular Provisions	• Gaming - remove ability to approve any new gaming venues in Yarra.	Existing Clause 22.15 Gaming has been directly translated across to the Schedule of Clause 52.28 Gaming in the Particular Provisions. This was a requirement of the PPF translation and is a policy neutral translation. Clause 52.28 sets the permit triggers for gaming. It prohibits gaming machines in listed shopping complexes and strip shopping centres and lists venues where gaming should only be located. This request is outside the scope of the Amendment. Recommended position: No change to the Amendment.

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Amendment C269 – Consideration of Submissions – Assessment Criteria used to consider submissions that included detailed requests for changes using track changes (rewritten) versions of the exhibited policies

Approximately 29 submissions (stretching over 500 + pages) received by Council for Amendment C269 included track changes (rewritten) version of the exhibited policies. These submissions essentially rewrote the relevant policy, attaching the submitter's preferred version.

Officers considered each of these submissions in detail, including the alternative versions of exhibited Amendment documentation provided by each submitter. Given the number of submissions which provided alternative versions of policies and the extensive nature of changes sought, officers prepared 'Assessment Criteria' to help assess whether to recommend ACCEPTING a change (Assessment Criteria 1 – 4) or recommend NO CHANGE (Assessment Criteria A – H).

Assessment Criteria:

- **Recommended Position – ACCEPT**

	Criteria	Description
1.	Errors and corrections	Includes: Corrections, fixing up formatting or minor drafting errors. *Example: spelling and grammatical errors, incorrect Clause references.*
2.	Language improvements	Includes: Changes to wording to improve the drafting of statements without changing the intent. *Example: Reference to 'greenhouse gas contributions' is recommended to change to 'greenhouse gas emissions'*
3.	Additional content of benefit	Includes: Additional information that is strategically justified by the existing Planning Scheme or exhibited Amendment C269yara. *Examples:* - *Clarifying that the types of trees to be promoted in open spaces and along roads and railways are 'indigenous' trees rather than simply 'trees'.* - *Adding 'verandah' to the list of elements to be respected, under the heading 'New development, alterations or additions' of proposed Clause 15.03-1L Heritage.*
4.	Points of clarification	Includes: In response to some of the issues raised in submissions, additional points of clarification to help to clarify the intent of a statement or policy. *Example: Qualifying that in supporting development that creates habitats for biodiversity with a balance of native*

	and non-native species- that the preference is for native over non-native.

- **Recommended Position – NO CHANGE**

Criteria	Description
a) Duplication (Included elsewhere in the Yarra Planning Scheme)	Includes: Matters already dealt with through other sections of the Planning Scheme. *Example: Request to define what housing diversity means in two different areas of the planning scheme.*
b) Inconsistent with Practitioner's Guide or Planning Policy Framework Formatting / Structure	Includes: Changes that do not conform with DELWP requirements for drafting planning scheme policy. *Example: Request to cross reference so that proposed Clause 13.03-1L Flood Management refers to the Special Building Overlay.*
c) 'Like for like' changes	Includes: Changes that do not add value or have the same intent as the exhibited policy provision, and officers consider the exhibited wording should be preferred to the wording put forward by the submitter. *Example: Request to change Clause 15.1-2L Building design, sub-heading Service equipment' reference from: 'limited visibility from the public realm' to: 'limited visibility from outside the site'.*
d) Inconsistent terminology / changes intent / too specific / misinterpretation	Includes: Changes that would: - Create inconsistencies in terminology in other areas of the planning scheme *Example: Request to change reference of 'biodiversity' to 'local biodiversity'.* - Change the intent of the statement or the policy *Example: Request to remove strategies entirely or reclassify them as policy guidelines.* - Are too specific and are not considered to be necessary

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

	Example: Requests to add, rename or reorder headings in the policy. - Are a misunderstanding of the intent of the statement or the policy. *Example: Submission that states that the adopted Spatial Economic and Employment Strategy should be reinforced by the new Yarra Planning Scheme - when Amendment C269 is based on the strategic directions in the SEES and proposes to include this document as a Background Document in the planning scheme*
e) Content that is a policy neutral translation	Includes: changes to an existing policy in the Yarra Planning Scheme that is not proposed to be amended by Amendment C269yara. *Example: Requests to change proposed Clause 15.03-1L World Heritage Environs Area. The proposed policy is a direct translation of the existing policy.*
f) Would require re-exhibition of amendment	Includes: Changes that would likely require further consideration by Council and require that Amendment C269yara be re-exhibited because the change is substantial. *Example: Requests to add additional landmarks to proposed Clause 15.01-2L Landmarks*
g) Additional work is underway / future work proposed	Includes: Changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. *Example: Requests for additional standards and triggers under Clause 15.02-1L Environmentally Sustainable Design, when Council is separately progressing work that will compliment/strengthen its ESD policy.*
h) Outside the scope of the Planning Scheme and/or insufficient strategic evidence to support the change	Includes: Changes that are otherwise outside the scope of Amendment C269 or that lack strategic justification to be included. *Examples:* - *Require the electric supply authority and the telecom companies to progressively relocate their caballing underground.*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

The table below identifies the submissions that were assessed using the Assessment Criteria. These submissions were identified as appropriate for consideration by using this Assessment Criteria because they included lengthy or completely revised versions of the exhibited planning scheme policies. The table below also identifies the relevant criteria that officers applied in reviewing the submission. A number of changes proposed in submissions were not accepted as they were considered to be included elsewhere in the Planning Scheme or were considered to be a misinterpretation of the intent of the proposed policy. Additionally, changes were not accepted if they were considered to be outside the role of the Planning Scheme. For example, changes that relate to management or operational matters.

The clauses affected by the 'Accepted criteria' are set out in the preferred version of the local planning policies included as a separate attachment to this Council report.

Submission No	Accepted Criteria	No Change Criteria
12	**Criteria 3 -** See preferred version of Clause 15.03-1L Heritage.	**Criteria A:** Comments were not accepted as they were matters included elsewhere in the Scheme. For example: - The submission seeks the inclusion of the following from the existing clause 22.02-5.3 in the planning scheme. *Encourage the reconstruction of original or contributory elements where they have been removed. These elements include, but are not limited to, chimneys, fences, verandahs, roofs and roof elements, wall openings and fitting (including windows and doors), shopfronts and other architectural details and features*. This further text is considered unnecessary duplication as restoration and reconstruction is adequately encouraged under both the State heritage policy at Clause 15.03-1S and the wording proposed under Restoration and reconstruction (local heritage policy, Clause 15.03-1L). **Criteria D:** Comments were not accepted as they were too specific

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		and are not considered to be necessary. For example: - The submission seeks the inclusion of additional text relating to the reconstruction of street fences. The additional wording is not considered necessary as policy currently exists within Clause 15.03-1S or is proposed under Restoration and reconstruction (Clause 15.03-1L) to encourage the accurate reconstruction of heritage places, including associated fences and gates, where their original form is known
16	Criteria 3 – See preferred version of Clause 15.02-1L Environmentally sustainable development.	*N/A – all changes were accepted*
18	Criteria 1; and Criteria 3 – See preferred version of Clause 11.03-1L Activity centres.	**Criteria B** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - The submission seeks to replace the term *'flood resistance measures'* in the objective with *'apply the Special Building* Overlay' to show how the strategies will be implemented. The Practitioner's Guide to Victorian Planning Schemes seeks to avoid cross references to other sections of the scheme. In addition, the flood management policy does not solely relate to properties covered by the Special Building Overlay. **Criteria D:** Comments were not accepted as they misinterpreted the

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		policy. Refer to Criteria B as an example. **Criteria E:** Comments were not accepted as it relates to a neutral translation of existing policy. For example: - The submission seeks to change clause 13.07-1L Licensed Premises so that the section on Noise is cross referenced with the new patron noise standards in the Interfaces and Amenity policy above. **Criteria F:** Comments were not accepted as is new content that would require re-exhibition of amendment. For example: - In relation to clause 12.03-1L River Corridors the submission strongly supports the winter solstice as the test for avoiding additional overshadowing and would support the extension of the hours to 10.00am to 3.00pm. The overshadowing provision for the Yarra River is in DDO1 and refers to the winter solstice. Inclusion in the policy which relates to Darebin and Merri Creeks as well would be new content that is considered to require re-exhibition.
171	Criteria 2; and Criteria 3 – see preferred version of Clauses 02.03 Strategic directions and 15.03-1L Heritage.	**Criteria D**: Changes were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In Clause 02.01 Context, the submission inserts "*with over 70% of Yarra's properties covered by a heritage overlay". This is considered as too specific and is not*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		considered to be necessary. It is therefore not accepted. - In Clause 02.03 Strategic directions under *Activity centres*, the submission changes the statement "*Activity centres are a focus of growth in Yarra with the addition of mid-rise commercial development and apartments"* by inserting "*unlikely to continue to be*". This is changes the intent of the statement and is therefore not accepted. - In Clause 02.03 Strategic directions, under *Built environment and heritage*, the submission changes *"preserving and enhancing"* to "*protecting".* This creates inconsistencies in terminology in other areas of the planning scheme and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For an example see criteria G below. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In Clause 15.03-1L World Heritage Environs Area, the submitter has proposed a number of changes. Any changes to this Clause are outside the scope of this Amendment as it is a policy neutral translation from existing Clause 22.14 Development Guidelines for Heritage Places in the World

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Heritage Environs Area. Additional work is also currently being undertaken to update this policy and will be the subject of a separate amendment process. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In Clause 15.03-1L Heritage, the submission rearranges the order of sub headings under the Clause. There is insufficient strategic evidence to support this change and therefore it is not accepted.
231	*No changes accepted.*	**Criteria A**: Comments were not accepted as they were matters already included. For example: - The submission seeks reference to parapet lines in clause 15.03-1L Heritage. The matter is already addressed in 15.03-1L Heritage under *New development, alterations or additions* which requires the respect of *Pattern, proportion and spacing of elements on an elevation; and Street wall.* **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In Clause 16.01-2L Location of residential development the submission does not *support mixed use development in incremental*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		change area within activity centres. This is considered to change the intent of the Housing Strategy and is therefore not accepted. - In Clause 15.03-1L Heritage under *demolition,* the submission recommends changing *'avoid'* to *'not support'* or '*prevent*'. This is considered as too specific and is not considered necessary. It is therefore not accepted. - In Clause 15.01-1L Urban Design under *laneways*, the submission recommends that the proposed policy provides clarification on what is reasonable and unreasonable overlooking. This is a misunderstanding of the intent of the policy as the terminology provides discretion depending on the context of individual applications. The change is therefore not accepted. **Criteria E:** Comments were not accepted as it relates to a neutral translation of existing policy. For example: - In the proposed Clause 19.03-3L Water Sensitive urban design the submitter recommends to restrict the site coverage of blocks. This Clause is a policy neutral translation of the existing policy and therefore the recommendation has not been accepted. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		evidence to support the change. For example: - In the proposed Clause 15.01-2L Building design under Policy Guidelines, the submitter recommends including a reference to new development potentially overshadowing existing solar panels on adjoining properties. This is outside the scope of the Planning Scheme and there is insufficient strategic evidence to support the recommendation. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In the proposed Clause 15.01-2L Building Design, the submitter recommends adding clear limitations on the height of development for activity centres with specific reference to Rathdowne Activity Centre. Built form controls for a number of activity centres are subject to work that is currently underway. This recommendation is therefore not accepted.
234	**Criteria 3** - See preferred version of Clauses 02.02 Vision and 15.03-1L Heritage.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In proposed Clause 15.03-1L Heritage under Restoration and reconstruction, the submission seeks the inclusion of the following from the existing clause 22.02-5.3 in the planning scheme.

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		"Encourage the reconstruction of original or contributory elements where they have been removed. These elements include, but are not limited to, chimneys, fences, verandahs, roofs and roof elements, wall openings and fitting (including windows and doors), shopfronts and other architectural details and features." This further text is considered unnecessary duplication as restoration and reconstruction is adequately encouraged under both the State heritage policy at Clause 15.03-1S and the wording proposed under Restoration and reconstruction (local heritage policy, Clause 15.03-1L). **Criteria D:** Changes were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In the proposed Clause 02.03 Strategic Directions under *Support and strengthen the vibrancy and local identity of Yarra's network of activity centres*, the submitter inserts a fourth statement *"Encourage all new development to provide shade and weather protection over the footpath at the street frontages by way of canopies or verandahs"*. This change is considered as too specific and is not considered necessary. It is therefore not accepted.

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		- In the third paragraph of the proposed Clause 12.03-1L Yarra River, Darebin and Merri Creek corridors, the submitter inserts the words *"shaded areas"* after the words *"open spaces"*. This is a misunderstanding of the intent of the policy. The change is therefore not accepted. **Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. For example: - In the proposed Clause 15.01-2L Landmarks, the submitter requests to add additional landmarks. This proposed Clause is would require re-exhibition of the Amendment and is therefore not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.02-1L Environmentally sustainable development under *Energy Performance*, proposes several changes regarding window glazing. As council is separately progressing work that will compliment / strengthen its ESD policy, these changes are not accepted. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example:

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		- In Clause 15.03-1L Heritage, the submitter adds the heading "*Public realm heritage infrastructure*". There insufficient strategic evidence to support this change and therefore it is not accepted.
240	**Criteria 3** - See preferred version of Clause 11.03-1L Activity centres.	**Criteria A:** Comments were not accepted as they were matters already included elsewhere in the Scheme. For example: - In Clause 11.03-1L Activity Centres, the submitter adds the statement *"Support development that recognises the importance of the North Fitzroy Village as a focus for the local community offering a diverse mix of shopping, business and community services, leisure and residential opportunities"*. This is considered as an unnecessary duplication as proposed Clause 11.03-1L Activity Centres under *Strategies* and *St Georges Road, North Fitzroy* encourage and support a mix of uses which provide the day to day needs of the local community. Therefore the change is not accepted. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In Clause 11.03-1L Activity Centres under St Georges Road, the submitter adds the statement "*support low rise development where it respects the heritage character of the centre*". This

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		changes the intent of the policy which is to direct mid-rise towards Neighbourhood Activity Centres. The change is therefore not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In Clause 11.03-1L Activity Centres under Nicholson Street, North Fitzroy, the submitter suggests including "*Support development that recognises the importance of the Nicholson St shopping strip as a focus for the local community offering a diverse mix of shopping, business and community services, leisure and residential opportunities"* as in Queens Parade NAC wording. Queens Parade NAC wording has been created through DDO work and built form controls. Including similar wording for Nicholson Street would need to be considered through future work. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In Clause 12.03-1L Yarra River, Darebin and Merri Creek, the submitter recommends adding "*To identify areas significant to part indigenous communities to recognise the past and educate Yarra residents and visitors"*. There is insufficient strategic evidence to support

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		this change to the proposed policy and is therefore not accepted.
252	**Criteria 3** - See preferred version of Clause 11.03-1L Activity centres.	Note: submission is the same as above. Refer to comments under submission 240. Criteria A: Criteria D; Criteria G; and Criteria H.
260	Criteria 1; Criteria 3; and Criteria 4 – see preferred version of Clauses 12.01-1L Biodiversity, 12.03-1L Yarra River, Darebin and Merri Creek Corridors, 19.02-6L Public open space contributions and 72.08 Background documents.	**Criteria B:** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In Clauses 12.01-1L Biodiversity and 12.03-1L Yarra River, Darebin and Merri Creek corridors, the submission seeks to include a section on Policy documents. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 12.03-1L Yarra River, Darebin and Merri Creek corridors under Strategies, the submitter adds *"and creates new views where possible"* after "*Maintains sightlines".* This is considered as too specific and is not considered necessary. It is therefore not accepted. - In proposed Clause 12.03-1L Yarra River, Darebin and Merri Creek corridors under *Objective*, the submitter adds the word "*the"* in front of *"Darebin and Merri Creek corridors".* This change creates inconsistencies in

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		terminology in other areas of the planning scheme and therefore is not accepted. - In proposed Clause 12.03-1L Yarra River, Darebin and Merri Creek corridors under *Strategies*, the submitter adds the word *"informal"* in front of "*recreation adjacent to waterways, including open space and walking cycling paths"*. This changes the intent of the statement and therefore is not accepted.
267	**Criteria 3** – see revised Clause 15.03-1L Heritage.	**Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 15.03-1L Heritage under *New development, alterations and additions*, the submitter inserts the statement "*Protecting and conserving the view of heritage places from laneways when the principal façade of the heritage place faces a laneway*". This changes the intent of the proposed policy and is therefore not accepted.
289	Criteria 1 Criteria 2 and; Criteria 3 – see preferred version Clauses 16.01-3L Housing diversity and 18.02-1L Sustainable Transport.	**Criteria A:** Comments were not accepted as they were matters already included elsewhere in the Scheme. For example: - In Clause 15.01-1L Urban Design under *Development adjacent to a public open space*, the submitter suggests including reference to "*softening the building edges adjacent to the public open space to engage human interaction for e.g.*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		built in seating, places to encourage people to stop and mingle". This is already addressed in Clause 15.01-1L Urban Design under *Strategies – Public realm* and is therefore not accepted. **Criteria B:** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In Clause 16.01-4L Housing affordability, the submitter recommends using stronger wording than "support" and "consider as relevant". This recommendation does not conform with DELWP requirements for drafting planning scheme policy which is that… **Criteria C:** Changes were not accepted as they do not add value, have the same intent as the exhibited policy provision, and officers consider the exhibited wording should be preferred to the wording put forward by the submitter. For example: - In Clause 16.01-4L Housing affordability, the submitter suggests a rewrite of the following statement. *"Provide well designed affordable housing within new development that is integrated with the remainder of the development."* to the following: *"Provide well designed affordable housing within new development integrated into the remainder of the development".*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Criteria D: Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 18.02-1L Sustainable transport under *Strategies*, the submitter suggests moving public transport above cycling so that it is a higher priority. This changes the intent of the policy and is therefore not accepted. - In proposed Clause 19.03-5L Waste under the strategy *"Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport"*, the submitter suggests that the proposed policy should *"recommend facility has adequate lighting for users"*. This is considered as too specific and is not considered necessary. It is therefore not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.01-2L Building design under *Carparking, loading facilities and outbuildings*, the submitter recommends the policy includes bicycle parking rates. This would require more work and is therefore not accepted.

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Criteria H: Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In the proposed Clause 15.01-2L Building Design under *Landscaping*, the submitter suggests inserting a statement which acknowledges certain plants should be selected that are able to cope with a hotter and drier climate due to climate change. This is outside the scope of the Planning Scheme as the PPF cannot manage this change. The change is therefore not accepted.
293	Criteria 1 – See preferred version of Clause 15.03-1L Heritage.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In proposed Clause 15.03-1L Heritage under *New development and alterations*, the submitter requires clarification on what is meant by 'respecting' existing contributing elements. This is already addressed in Clause 15.03-1L Heritage and is therefore not accepted. **Criteria B:** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In proposed Clause 15.03-1L Heritage under *Painting and surface treatments*, the submitter requests that new works within HOs should be deliberately designed and finished to be recessive and subordinate in the HO. This

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		does not conform with DELWP requirements for drafting planning scheme policy and therefore this change is not accepted. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 15.03-1L Heritage under *New Development and Alterations*, the submitter seeks to insert the words *"as outlined in the Burra Charter"* after "*Ensure the adaptation of heritage places is consistent with the principles of good conservation…"*. This change is too specific, it is also noted that the Burra Charter is listed as a Background document. The change is therefore not accepted.
302	Criteria 1; Criteria 2; and Criteria 3. – See preferred version of Clauses 02-01 Context, 02.03 Strategic Directions and19.02-6L Open Space.	**Criteria C:** Changes were not accepted as they do not add value, have the same intent as the exhibited policy provision, and officers consider the exhibited wording should be preferred to the wording put forward by the submitter. For example: - In proposed Clause 02.01 Context under *Location*, the submitter seeks to replace the word "*bound*" with "*bounded*". **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		of the statement or policy. For example: - In proposed Clause 02.01 Context under *Community and population growth*, the submitter seeks to include the wording "*and educational*" after the proposed policy's wording "*The community is diverse in terms of ethnicity, language spoken, socio-economic…"*. This change is too specific and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For an example see criteria G below. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.03-1L World Heritage Environs Area, the submitter has proposed a number of changes. Any changes to this Clause are outside the scope of this Amendment as it is a policy neutral translation from existing Clause 22.14 Development Guidelines for Heritage Places in the World Heritage Environs Area. Additional work is also currently being undertaken to update this policy and will be the subject of a separate amendment process.
312	*No changes accepted.*	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example:

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		- In proposed Clause 15.02-1L Environmentally sustainable development, the submitter requires the emphasis of the environmental benefits of adaptive reuse of heritage buildings. This is considered as an unnecessary duplication as proposed Clause 15.03-1L Heritage addresses the adaptive re-use of heritage buildings. The change is therefore not accepted. **Criteria B:** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In proposed Clause 15.03-1L Heritage, the submitter requires the inclusion of definitions (e.g. individually significant, contributory, non-contributory). Including definitions does not conform with DELWP requirements for drafting planning scheme policy and therefore the change is not accepted. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 02.01 Context under *Built Environment and Heritage*, the submitter seeks to remove the wording of *"above 14 storeys*" after the proposed policy wording "*The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		some taller buildings…". This changes the intent of the policy and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For example: - In proposed Clause 15.01-2L Building design under *Site Coverage*, the submitter requires the site coverage of 80% to be reduced. This section of the proposed policy is a policy neutral translation from the existing Clause 22.10 Built Form and Design. This change is therefore not accepted. **Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. For example: - In the proposed Clause 15.01-2L Landmarks, the submitter requests to add additional landmarks. This proposed Clause is would require re-exhibition of the Amendment and is therefore not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In Clause 15.03-1L World Heritage Environs Area, the submitter has proposed a number of changes. Any changes to this Clause are outside the scope of this Amendment as it is a policy neutral translation from existing Clause 22.14

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Development Guidelines for Heritage Places in the World Heritage Environs Area. Additional work is also currently being undertaken to update this policy and will be the subject of a separate amendment process. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In proposed Clause 13.07-1L Caretakers houses, the submitter requires the former Victoria distillery and silos, 21 Northumberland St Collingwood to be rezoned to acknowledge the longstanding residences. This is outside the scope of the Planning Scheme and there is insufficient strategic evidence to support the change. It is therefore not accepted. - In relation to Clause 15.01-2L Landmarks, the submitter suggests that additional views to the Shot Tower should be protected. However, there is insufficient strategic evidence to support this change.
323	**Criteria 3** – See preferred version of Clause 15.01-1L Signs in a Heritage Overlay and Clause 19.03-5L Waste.	**Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 17.04-1L Tourism, arts and culture, the submitter seeks to change

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		the heading of the proposed Clause to "*Attracting tourists to Yarra*". This changes the intent of the proposed policy and therefore is not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For an example see criteria G below. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.03-1L World Heritage Environs Area, the submitter has proposed a number of changes. Any changes to this Clause are outside the scope of this Amendment as it is a policy neutral translation from existing Clause 22.14 Development Guidelines for Heritage Places in the World Heritage Environs Area. Additional work is also currently being undertaken to update this policy and will be the subject of a separate amendment process.
324	**Criteria 3** – See preferred version of Clause 17.01-1L Employment.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In proposed Clause 15.01-1L Urban design under *Laneways*, the submitter seeks to add an additional strategy which states *"Support development that retains and enhances public laneways"*. This is considered as an unnecessary duplication as proposed Clause 15.01-1L Urban

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Design already covers this and therefore the change is not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.01-2L Building Design, the submitter comments that mid-rise development should not be encouraged in "employment areas" including Cremorne without specific built form guidance (structure plan or a DDO). Future work built form work is being proposed in regards to the Cremorne area, therefore no change is accepted.
334	**Criteria 3** – See preferred version of Clause 15.03-1L Heritage and 15.01-1L Signs in a Heritage Overlay.	**Criteria B:** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In proposed Clause 15.03-1L Heritage, the submitter requires the inclusion of definitions (e.g. individually significant, contributory, non-contributory). Including definitions does not conform with DELWP requirements for drafting planning scheme policy and therefore the change is not accepted. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example:

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		- In proposed Clause 11.03-1L Activity centres, the submitter requires mid-rise development to be redirected outside of the historic cores of shopping strips. This changes the intent of the proposed policy and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. - In proposed Clause 15.01-2L the submitter proposes that the maximum site coverage percentage should be reduced and minimum site coverage should be allocated to soft landscaping. This section relates to a neutral translation of existing Clause 22.10. **Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. For example: - The submitter seeks Council to review the background document *Yarra Industrial Heritage Policy 15 October 2019* and to incorporate more of the recommendations from the document. This change would require re-exhibition of the Amendment and is therefore not accepted. - The submitter seeks to include additional landmarks in clause 15.01-2L Landmarks. This change would require re-exhibition of the Amendment and is therefore not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.02-1L Heritage under *Demolition*, the submitter suggests that stronger language be included to explicitly discourage demolition by neglect. This is outside the scope of the Amendment, but current/future work is through the State Government work plan. The change is therefore not accepted. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In Clause 72.08 Background documents, the submitter seeks to include a plain-English guideline to support the proposed policy. This is outside the scope of the Planning Scheme and there is insufficient strategic evidence to support the guideline. The change is therefore not accepted. - In relation to landmarks policy and key views, the submitter rejects statements in the *Review and Development of the City of Yarra Landmarks Policy* that 'not all views should be considered as being of equal worth' which disregards incidental and long range views, and what it interprets as prioritising building heights over view lines to landmarks. There is insufficient support for the changes sought by the submitter in respect of

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		additional primary views to landmarks. Any change proposed is therefore not accepted.
349	*No changes accepted.*	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In proposed Clause 15.01 Urban design under *Boulevards*, the submitter seeks to include the following: *"Maintains the heritage fabric and landscaped character comprising avenue trees and kerbing along Yarra's historic boulevards – Hoddle Street, Victoria Parade, Alexandra Parade, and Queens Parade."* This is considered as an unnecessary duplication as proposed Clause 15.03-2L Heritage already covers maintaining heritage fabric. The change is therefore not accepted. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 02.03 Strategic direction under *Climate change*, the submitter seeks to remove the following opening statement. "*Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe." This changes the intent and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For an example see criteria G below. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.03-1L World Heritage Environs Area, the submitter has proposed a number of changes. Any changes to this Clause are outside the scope of this Amendment as it is a policy neutral translation from existing Clause 22.14 Development Guidelines for Heritage Places in the World Heritage Environs Area. Additional work is also currently being undertaken to update this policy and will be the subject of a separate amendment process. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In proposed Clause 02.03 Strategic direction under *Climate change*, the submitter requires planning

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		for power distribution and telecom companies to progressively relocate all cabling underground. This is outside the scope of the Amendment and therefore not accepted.
350	*No changes accepted.*	**Note:** Changes proposed by this submitter are largely the same as those requested by submitter 170. Refer to comments on submission 170 above.
352	*No changes accepted.*	**Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. For example: - The submitter seeks to include additional landmarks in clause 15.01-2L Landmarks. This change would require re-exhibition of the Amendment and is therefore not accepted. **Criteria H:** Changes were not accepted in relation to landmarks as there is insufficient support for the changes sought by the submitter in respect of additional views to landmarks.
363	**Criteria 3** – See preferred version of Clause 11.03 Activity centres.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: In proposed Clause 11.03-1L Activity Centres under *Strategies*, the submitter seeks to insert the words "*and encourage restoration of verandahs and upper floors"* after "*Protect the heritage shop fronts and verandahs".* This is considered as an unnecessary duplication as proposed Clause 15.03-2L Heritage will covers this matter through other accepted track changes (submission No.12).

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Criteria B: Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In proposed Clause 15.03-1L, the submitter seeks to include a clear and comprehensive set of definitions of technical terms. Including definitions in the Planning Scheme does not conform with DELWP requirements and therefore is not accepted. **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 11.03-1L Activity Centres under strategies, the submitter seeks to remove "*Neighbourhood Activity centres"* from the following strategy. "*Support high quality mid rise buildings in major and neighbourhood activity centres"*. This changes the intent of the proposed statement and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For example: - The submitter seeks to include planning guidelines that revisit the percentage of permeable land to be retained on private and commercial properties. Site

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		coverage is included in proposed Clause 15.01-2L Building design and is a policy neutral translation from existing Clause 22.10 Built Form and Design Policy. The change is therefore not accepted. **Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. For example: - The submitter seeks to include additional landmarks in clause 15.01-2L Landmarks. This change would require re-exhibition of the Amendment and is therefore not accepted. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - The submitter requests identification of North Fitzroy, Nicholson Street and Rathdowne Street with special status. This is outside the scope of Amendment C269yara but is the subject of proposed future work. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In proposed Clause 11.03-1L Activity Centres under *Strategies*, the submitter seeks to insert "*Promote the local independent retail, commercial and personal services offerings and*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		rejuvenation of the village". This is outside the scope of the Planning Scheme and the change is therefore not accepted.
364	**Criteria 3; and** **Criteria 4** – See preferred version of Clause 02.03 Strategic Directions.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In Clause 02.01 Context under *Housing*, seeks to include the following *"Housing in the future will increasingly have to become multi-functional to allow for working at home and multi-functional to allow for extended families and share households. There also needs to be more housing that offers accessible, adaptable, affordable housing options to cater for Yarra's diverse community, now and into the future, is a worthy focus for Yarra."* Housing diversity and household types is included in the proposed Clause 02.01 Context and 16.01-3L Housing diversity. The change is therefore not accepted. **Criteria B:** Comments were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - In Clause 02.01 Context under *Economic development*, the submitter seeks to include the following after the last paragraph. *"In its Heritage Tourism Strategy and Action Plan 2020-2030, UNESCO notes:*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		'Heritage is our legacy from the past what we live with today, and what we pass on to future generations. Our cultural and natural heritage are both irreplaceable of life and inspiration" This change does not conform with DELWP requirements for drafting planning scheme policy and therefore it is not accepted. **Criteria C:** Changes were not accepted as they do not add value, have the same intent as the exhibited policy provision, and officers consider the exhibited wording should be preferred to the wording put forward by the submitter. For example: - In Clause 02.01 Context under *Built Environment and Heritage*, the submitter seeks to change the following *"Apartment living is becoming more common in Yarra, to a range of households - singles, couples, families and share households. It will become the predominant form of housing over the next 15 years"* to the below statement: *"Apartment living has increased in Yarra, and now new apartment developments need to become more diverse to better suit large families and share households, if it is to become a predominant form of housing over the next 15 years."* **Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In Clause 02.03 Context under *Economic development,* the submitter seeks to include the following after the last sentence under *Employment land*. *"While these areas could provide opportunities for hotel developments, they will now be protected from private residential apartment buildings which generally adversely affect commercial or industrial work."* This change is too specific and is considered unnecessary and is therefore not accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For an example see criteria G below. **Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. See Criteria G below. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.03-1L World Heritage Environs Area, the submitter has proposed a number of changes. Any changes to this Clause are outside the scope of this Amendment as it is a policy neutral translation from existing Clause 22.14

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Development Guidelines for Heritage Places in the World Heritage Environs Area. Additional work is also currently being undertaken to update this policy and will be the subject of a separate amendment process. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In proposed Clause 02.01 Context, the submitter seeks to include the following: "*Arrangements now need to be put in place that enable the community to participate in key decision making processes and that these become the norm rather than the exception.*" This is outside the scope of the Planning Scheme and there is insufficient strategic evidence to support the change.
372	**Criteria 1; and** **Criteria 3** – See preferred version of Clauses 11.03-1L Activity centres, 15.01-1L Urban Design and 19.02-6L Public open space contribution.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In proposed Clause 11.03-1L Activity Centres under *St George's Road, North Fitzroy*, the submitter seeks to insert "*Support the development that contributes to attractive pedestrian links to the community facilities and Edinburgh Gardens*". This is already included in the proposed Clause 11.03-1L Activity Centres as the fourth strategy.

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Criteria D: Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 16.01-2L Location of residential development, the submitter comments that that identification of "moderate change" for Queens Parade is at odds with C231. This comment changes the intent of the proposed policy which is to implement the Yarra Housing Strategy. Therefore, no change is accepted. **Criteria E:** Changes were not accepted as it relates to a neutral translation of existing policy. For example: - The submitter proposes changes to site coverage percentages which is a policy neutral translation of provisions already in the Scheme. - The submitter also questions clause 19.02-6L2 in relation to reasonable sunlight access. This is a policy neutral translation of existing policy. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 02.02 Vision, seeks to strengthen the proposed statement on climate change through

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		inclusion of Yarra aiming to be carbon neutral. This change is outside the scope of this Amendment but is the subject of work that is currently underway. **Criteria H:** Comments were not accepted as they are outside the scope of the Planning Scheme and/or there is insufficient strategic evidence to support the change. For example: - In proposed Clause 16.01-4L Housing affordability, the submitter seeks to increase the proposed housing affordability from 10% to 20%. This change lacks strategic justification and is therefore not accepted.
379	*No changes accepted.*	Submitted track changes were included in no. 350. See submission no.350 for examples.
380	*No changes accepted.*	**Criteria D:** Comments were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 15.01-1L Urban Design under *Boulevards*, the submitter seeks to remove "*Provide a scale that reflects the context of the boulevard".* This changes the intent of the proposed policy on boulevards and therefore the change is not accepted. **Criteria G:** Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example:

Submission No	Accepted Criteria	No Change Criteria
		- In proposed Clause 11.03-1L Activity Centres under *Smith Street, Fitzroy*, the submitter seeks to remove Victoria Parade. This change is not accepted as it is outside the scope of this Amendment but is the subject of current built form work for Smith Street (C288 Interim controls).
396	**Criteria 1; and** **Criteria 3** – See preferred version of Clauses 02.01 Context and 15.03-1L Heritage.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - In proposed Clause 15.03-1L Heritage under *Strategies*, the submitter seeks to insert "*Ensure that conservation is guided by the statement of significance for the place*". This statement is already covered through proposed Clause 15.03-1L Heritage. It is therefore not accepted. **Criteria B:** Changes were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - The submitter seeks to number all the Clauses within the individual proposed Clause. This change does not conform with DELWP requirements for drafting planning scheme policy. The change is therefore not accepted. **Criteria C:** Changes were not accepted because they propose like for like changes. For example. - The submitter proposes strategies be included in activity centre policy covering matters that are contained within the SEES which is

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		proposed to be incorporated into the Scheme. **Criteria D:** Changes were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In proposed Clause 15.03-1L Heritage, the submitter seeks to include provisions to manage the height of fences. Referencing height is too specific and is considered unnecessary. The change is therefore not accepted. **Criteria F:** Changes were not accepted as it includes new content that would require re-exhibition of amendment. For example: - The submitter seeks to include additional landmarks in clause 15.01-2L Landmarks. This change would require re-exhibition of the Amendment and is therefore not accepted. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example - The submitter proposes changes to the Statement of Significance. This is outside the scope of this Amendment but is the subject of proposed future work. The changes are therefore not accepted. **Criteria H:** Changes were not accepted as they are outside the scope of the Planning Scheme

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		and/or there is insufficient strategic evidence to support the change. For example: - The submitter proposes a number of changes to the Heritage Database. This is outside the scope of the Amendment and is therefore not accepted. - The submitter appears to suggest that an additional view of the Shot Tower be protected. There is insufficient support for the changes sought by the submitter in respect of additional primary views to landmarks. Any change proposed is therefore not accepted.
403	**Criteria 1;** **Criteria 2; and** **Criteria 3** – See preferred version of Clauses 02-01 Context, 02.03 Strategic Directions and19.02-6L Open Space.	Submitted track changes were included in no.302. See submission no.302 for examples.
418	*No changes accepted.*	**Criteria C:** Changes were not accepted as they do not add value, have the same intent as the exhibited policy provision, and officers consider the exhibited wording should be preferred to the wording put forward by the submitter. For example: - In the proposed Clause 15.01-1L Urban Design under *Laneways*, the submitter changes the strategy *"Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians."* to the following: "*Where laneways are too narrow, provide safe access*

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		for vehicles and pedestrians including through ground floor setbacks from the laneway." **Criteria D:** Changes were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In the proposed Clause 15.01-1L Urban Design under *Development adjacent to land in a Heritage Overlay*, the submitter seeks to remove first and fourth strategy. This changes the intent of the proposed policy and is therefore not accepted. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In the proposed Clause 15.01-2L Landmarks, the submitter requests that further clarity is provided around what level of 'clear sky' us considered 'adequate' between new development and the landmark. This change is outside the scope of the Amendment but is the subject of proposed future work.
420	**Criteria 2** - See preferred version of Clause 15.01-1L Urban Design.	**Criteria A:** Changes were not accepted as they were matters included elsewhere in the Scheme. For example: - The submitter states that in clause 15.01-2L Building

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		design, building form does not take into account a site context with emerging or varied preferred future character envisaged by the Scheme. This is generally defined in policy and current built form work. Therefore the change is not accepted. **Criteria B:** Changes were not accepted as they do not conform with DELWP requirements for drafting planning scheme policy. For example: - The submitter opposes the inclusion of 74.01 Schedule to application of zones and overlays. This schedule is a requirement of the Planning Policy Framework and the classifications are the standard agreed upon definitions across the planning schemes. No change is therefore accepted. **Criteria D:** Changes were not accepted because they either change the intent of the statement or the policy, are too specific, create inconsistencies in terminology and/or are a misunderstanding of the intent of the statement or policy. For example: - In the proposed Clause 18.04-2L Car Parking under *Strategies*, the submitter requires clarification to confirm if the statement "*Support a reduction in the required number of car parking spaces…"* is intended to refer to Clause 52.34 or to increase bicycle requirements. No change is accepted as the policy is general and provides discretion depending on the context and any change to clarify would be too specific.

Attachment 4 - Attachment 4 - Assessment Criteria Table used to assess submissions

Submission No	Accepted Criteria	No Change Criteria
		Criteria E: Changes were not accepted as it relates to a neutral translation of existing policy. - In the proposed Clause 15.01-1L Urban Design under *Laneways*, the submitter seeks to change the wording "*avoids light spill*" to "*avoids unreasonable light spill*". This section of the policy is a policy neutral translation from the existing Clause 22.07. The change is therefore not accepted. **Criteria G**; Changes were not accepted because they included changes that are outside the scope of Amendment C269yara but are the subject of work that is currently underway or the subject of proposed future work. For example: - In proposed Clause 15.02-1L Environmentally sustainable development under *Policy guidelines*, the submitter seeks to include the statement "*unless otherwise agreed by the Responsible Authority*". As council is separately progressing work that will compliment / strengthen its ESD policy, these changes are not accepted.

02 MUNICIPAL PLANNING STRATEGY

Proposed C269yara

02.01 Context

Proposed C269yara

Location

Yarra stands on the traditional lands of the Wurundjeri people. Yarra comprises of approximately 20 -19.5 square kilometres and is bound by the Cities of Melbourne tothe west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south. Located between Melbourne's central business district and middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries.

Community and population growth

Yarra offers proximity to public transport, services, retail, entertainment, jobs and open space, making it an attractive place to live and work.

~~Around 96,000~~Over 100,000 people live in Yarra, and this will grow by almost 30,000 ~~to by~~ 2031. It is projected that more than 13,000 new homes will be required to accommodate this growth.

The community is diverse in terms of ethnicity, language spoken, socio-economic background, age, household size, tenure and structure.

Household types in Yarra will continue to change, with a high~~er~~ proportion of dwellings occupied by single occupants and families.

Council is committed to supporting a diverse community, including advancing equitable opportunities for people with disability and promoting the availability of diverse and affordable housing to support social inclusion and maintain Yarra's community into the future. However, managing population growth and change and supporting a diverse community is a challenge for Yarra. In planning for growth and change, Yarra is faced with managing the pressure on the valued heritage and the character of Yarra's buildings and streetscapes, its open space, community facilities, infrastructure, natural environment and transport.

Activity centres

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets. They feature highly intact heritage streetscapes and heritage places that are valued by the community.

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and Activity Centre Plans in 11.03-1L.

With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will continue to be ~~strenghtened~~strengthened so that they remain vibrant and liveable places, capable ofserving growing local economies and new and changing communities.

Natural environment

Yarra is an ~~urbanised~~ urban environment, with remnant native vegetation located within waterway corridors providing a home for indigenous flora and fauna. Yarra includes three significant water corridors - Yarra River and its tributaries, Darebin Creek and Merri Creek. These corridors are significant environmental assets that have a number of functions, including: providing for leisure and recreation, forming habitats to enhance biodiversity, acting as the city's 'green lungs', and managing water flow and stormwater. The low-lying land around the waterways however means that parts of Yarra are susceptible to flooding.

Climate change

Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe.

Commented [YCC1]: Submission 396:
Errors and corrections (Criteria 1).

*Note: Sentence moved from first sentence of **Built form and environment** to first sentence of **Location**.*

Commented [YCC2]: Multiple submissions:
Errors and Corrections (Criteria 1).

Commented [Yarra3]: Submission 302:
Additional content of benefit (Criteria 3).

Commented [YCC4]: Submission 302:
Language improvements (Criteria 2).

Commented [Yarra5]: Other:
Officer change

Commented [YCC6]: Submission 302:
Errors and corrections (Criteria 1).

Commented [YCC7]: Submission 302:
Errors and corrections (Criteria 1).

Commented [YCC8]: Submission 302:
Language improvements (Criteria 2).

Climate change is resulting in the urban environment getting hotter and drier, with more extreme weather events. Inner city areas, such as Yarra are ~~susceptible to~~experiencing the urban heat island effect and localised flooding and as such Yarra needs to manage the impact from urban development.

Yarra Council has declared a climate emergency, acknowledging both the scale and urgency of action needed to avoid the catastrophic impacts of global heating. Yarra Council's Climate Emergency Plan 2020-2024 sets out Council's commitments and proposed actions to respond to the climate emergency. Yarra will need to continue to mitigate greenhouse gas ~~contributions~~ emissions and act locally. To mitigate its contribution to climate change, Council is proactively seeking to reduce its carbon emissions and is working towards zero net emissions from its operations by 2020. In doing so, Council will contribute to global climate change commitments -as well as national and state targets.

Commented [YCC9]: Submission 302:
Language improvements (Criteria 2).

Commented [YCC10]: Multiple submissions:
Additional content of benefit (Criteria 3).

Commented [YCC11]: Submission 302:
Language improvements (Criteria 2).

Built environment and heritage

~~Yarra stands on the traditional lands of the Wurundjeri people. It~~Yarra is a municipality steeped in history and one that contributes significantly to the story of Melbourne. Yarra includes some of Melbourne's oldest suburbs and shopping strips, with heritage that links its contemporary and progressive inner-city character to its origins.

Commented [YCC12]: Submission 396:
Errors and corrections (Criteria 1).

*Note: Sentence moved from first sentence of **Built form and environment** to first sentence of **Location**.*

Heritage is an important feature of Yarra's identity, which comprises historic buildings, landscapes, landmarks, streetscapes, subdivision pattern (made up of its streets, lanes and boulevards), and cultural heritage, including indigenous heritage. Groups of heritage buildings form important heritage places and include the municipality's renowned retail strips and neighbourhoods in some of Melbourne's first suburbs.

Yarra's heritage includes buildings and places of local, state, national and international significance, including part of the Royal Exhibition Buildings and Carlton Gardens World Heritage Environs Area, which provides a setting and context of significant historic character for the World Heritage property. Over 70% of Yarra's properties are covered by a heritage overlay.

Commented [YCC13]: Submission 396:
Errors and corrections (Criteria 1).

*Note: Consequential change made through acceptance of changes proposed in **Submission 396**.*

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. This scale is also represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses. These mid-rise and some taller buildings comprise modern apartments and offices.

Other taller elements in Yarra include towers, spires and signs, high rise social housing and health and education facilities.

Yarra has a range of residential built form types. There are residential areas that present uninterrupted terraced frontages to the street, often with little or no front setback. Other inner areas, while still predominantly small in lot size, present a more suburban appearance with modest front setbacks, often with small front gardens and small gaps between buildings. In Fairfield and Alphington, there is a more spacious, garden character, with generous front and side setbacks and large back yards.

Apartment living is becoming more common in Yarra, to a range of households - singles, couples, families and share households. It will become the predominant form of housing over the next 15 years.

The large public housing estates provide a contrasting built form character of apartment buildings set in landscaped grounds.

Housing

Managing the impact of housing growth on the city's character and urban form is a key challenge for Yarra as parts of the municipality have experienced rapid rates of development.

New housing predominantly in the form of apartments is concentrated in parts of East Richmond, Richmond, Collingwood, Abbotsford, North Clifton Hill and Fitzroy / North Fitzroy. This has occurred largely through redevelopment in activity centres and former industrial areas. Three major former industrial precincts will also transition to residential and mixed use neighbourhoods – the

Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

New development is bringing change to the scale and density of those areas. Yet despite this, residential areas in Yarra largely continue to consist of separate, semi-detached row and terrace housing.

There has been a rapid increase in house prices and land values in recent years, consistent with other parts of inner Melbourne. As a result, many households cannot afford to rent or purchase a home in the municipality. The past decade has also seen a dramatic increase in the number of private dwellings, while the amount of social housing has remained relatively static. Consequently, the proportion of households living in public and community housing (social housing) in Yarra has declined from 15.5% in 1991 to 12% in 2017.

Facilitating accessible, adaptable, affordable housing options to cater for Yarra's diverse community, now and into the future, is a focus for Yarra.

Economic development

Yarra has a strong and mixed economy, and is well positioned to attract and retain businesses and workers. Contributing to this is Yarra's industrial heritage building stock, transport connectivity, inner-city lifestyle, night-time economy, access to open space and the Yarra River. The high level of transport connectivity allows businesses to access the large metropolitan workforce. Building on these elements will support Yarra's competitive advantage and will help to maintain its vibrant economy.

The municipality has undergone substantial change in recent decades, transitioning from a location for manufacturing to a more diverse economy. The legacy of industrial uses means that areas of Yarra may be potentially contaminated, which requires consideration when redeveloping for dwellings and other sensitive uses.

Yarra's **employment areas** are:

- **Activity centres**: largely on its retail strips which host a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L;
- **Major employment precincts**: Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02.04-1. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne's transport network makes them attractive for businesses seeking a location close to a large number of workers, customers, clients and other firms.
  - Cremorne is an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
  - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land**: Commercial and industrial land outside of activity centres and major employment precincts, such as CUB, Abbotsford and Botanicca Corporate Park, in Richmond(as shown on the Strategic Framework Plan in clause 02.04-1). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning.
- **Health and education precincts**: Health services based around major hospitals and their allied medical services are now a major source of employment. The education sector is also growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L, being:

Commented [YCC14]: Submission 302: Additional content of benefit (Criteria 3).

Commented [YCC15]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC16]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC17]: Submission 302: Language improvements (Criteria 2).

Commented [YCC18]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC19]: Submission 302: Language improvements (Criteria 2).

Commented [YCC20]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC21]: Submissions 302: Errors and corrections (Criteria 1).

- St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education). Epworth Hospital, Richmond (health).

Transport

Yarra benefits from an extensive transport system that includes public transport (train, tram and bus services); a network of arterial roads and local streets; and a compact urban form and mix of land uses that facilitates walking and cycling. Within the city, local shops and amenities, activity centres and employment areas are accessible by sustainable travel modes. There are also good connections to Melbourne's Central Business District and other parts of the metropolitan area.

Cycling volumes on Yarra's streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue.

The availability of car parking is important for residents and businesses in Yarra; however unrestricted car use and parking creates pressure in Yarra's streets.

02.02 Vision

Proposed C269yara

The vision in the Yarra City Council Plan and Community Health and Wellbeing Plan 2017-2021 is for the municipality to be:

> *"A vibrant, liveable and sustainable inner-city that the community can be proud of".*

The Yarra Planning Scheme forms the spatial response to the council's vision.

The spatial vision for the municipality is:

Yarra will be one of Melbourne's most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city's prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers. Yarra's historic neighbourhoods and heritage assets will be conserved, with development revitalising areas with capacity for change. New housing will provide homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design will respect the city's heritage and built form character, provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the ~~Yarra Riverwaterway~~ corridors and its~~their~~ surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will bea city proud of its history and prepared for the future.

Commented [YCC1]: Submission 234:
Additional content of benefit (Criteria 3).

02.03 Strategic directions

Proposed C269yara

Activity centres

Yarra has a well-established network of activity centres, each with their own role and character, including:

- Major activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street which are identified in Plan Melbourne 2017-2050 and provide a wide range of goods and services, some serving larger sub-regional catchments.
- Neighbourhood activity centres of Queens Parade, Gertrude Street, Heidelberg Road Alphington, Johnston Street, Nicholson Street, North Fitzroy / Clifton Hill, St Georges Road, North Fitzroy and Rathdowne Street, Carlton North, which provide access to local goods, services and employment opportunities to serve the needs of the surrounding community.
- Local activity centres such as Spensely Street, Clifton Hill, and Berry Street/Ramsden Street, Clifton Hill which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.

Activity centres are a focus of growth in Yarra 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.

Support and strengthen the vibrancy and local identity of Yarra's network of activity centres.

- Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, the arts and culture.
- Support a strong and diverse network of activity centres across Yarra by promoting development that:
  - Is of a scale appropriate to the role and capacity of the centre.
  - Supports each centre's unique character
  - Provides a mix of uses.
- Encourage land use and development opportunities that create diverse and sustainable centres by:
  - Encouraging development that enhances a centre's sense of place, identity and street activity.
  - Encouraging new development to improve the public realm.
  - Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.
  - Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations.
- Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities, that provide walkable access to daily and weekly shopping and service needs, and are well-served by different modes of transport.

Natural environment

Maintaining and enhancing habitat connectivity for both flora and fauna is key to improving and safeguarding biodiversity within Yarra and its environs. The majority of indigenous flora and fauna occur along the water corridors with other large reserves such as the ~~Edinburgh Gardens~~Yarra Bend Park and large canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.

Protect and enhance Yarra's natural environment

- Protect the significant natural environment, landscape values and cultural heritage of the

Commented [YCC1]: Other:
Officer change.

Commented [YCC2]: Multiple Submissions:
Additional content of benefit (Criteria 3).

Yarra River and the Darebin and Merri Creek corridors.

- Improve and manage public access to Yarra's water corridors.
- Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality.
- Protect and enhance Yarra's biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces.

Climate change

Yarra will continue to help mitigate greenhouse gas emissions and increase climate resilience of the city by planning for sustainable development. A highly sustainable urban fabric, both in the public and private realm, will help preserve Yarra's vibrant and liveable places

Lead on environmental sustainability and seek to manage the long-term effects of climate change.

- Integrate climate adaptation principles, environmental and sustainability policies and strategies.
- Create a built environment that mitigates and adapts to climate change by:
  - Directing growth to activity centres, major employment precincts and employment land ~~and around~~that are close to public transport;
  - Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport; and
  - Supporting environmentally sustainable development.
- Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings.
- Reduce the urban heat island effect by increasing the ~~street~~ tree canopy by 25% (from 2014 levels) by 2040.
- Embed sustainable environmental practices in Yarra's buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:
  - Easier compliance with building requirements through passive design;
  - Reduction of costs over the life of the building;
  - Improved affordability over the longer term through reduced running costs;
  - Improved amenity and liveability;
  - More environmentally sustainable urban form; and
  - Integrated water management.
- Reduce and mitigate the impacts of climate change and flooding events.
- Facilitate development that protects and conserves water.

Built environment and heritage

A key challenge in planning for growth 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 such as - Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

~~Protecting~~ Conserve and enhance heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra.

Major employment precincts, employment land, neighbourhoods, streetscapes and activity centres in Yarra all have distinct identities formed by:

- A diverse mix of buildings reflecting different forms and eras of development;

Commented [YCC3]: Submission 302: Language improvements (Criteria 2).

Commented [YCC4]: Submission 302: Language improvements (Criteria 2).

Commented [YCC5]: Submission 302: Language improvements (Criteria 2).

Commented [YCC6]: Other: Officer change.

Commented [YCC7]: Multiple Submissions: Accept – Language improvements (Criteria 2).

Note: Based on consultation with GJM Heritage.

- Open spaces which are integral to the urban structure;
- Fine grain subdivision patterns; and
- A network of laneways and small streets.

If not carefully managed, future development could erode Yarra's valued character.

Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city.

- Respect Yarra's distinctive features and landmarks, including:
  - The low-rise character of residential neighbourhoods;
  - Historic retail strips;
  - Identified buildings and places of heritage significance - Aboriginal and European;
  - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
  - Industrial and former industrial buildings;
  - The Yarra River, Darebin and Merri Creeks and adjacent open spaces;
  - Parks and gardens;
  - Municipal buildings in Collingwood, Fitzroy and Richmond; and
  - The historic grid of boulevards, streets and laneways.
- ~~Protect, c~~Conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.
- Retain and adapt Yarra's historic industrial buildings as a means of connecting with the past.
- Reinforce Yarra's ~~low-scale~~ rise neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as ~~defined~~ identified in clause 02.01), major regeneration areas (as shown on the Framework Plan in clause 02.04~~-1~~), and along boulevards (Hoddle St, Alexandra Parade, Victoria Parade and the south end of Queens Parade.).
- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site.
- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.
- Design development and locate land uses to create people-oriented places with high standards of amenity, ~~both~~ on-site, for adjoining properties and in the public realm.
- Protect and enhance the built form, character and function of streets and laneways as a feature of Yarra's urban structure and character.
- Improve the built form character and streetscapes of Yarra's boulevards - Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade.

Commented [YCC8]: Multiple Submissions: Accept – Language improvements (Criteria 2).

Note: Based on consultation with GJM Heritage.

Commented [YCC9]: Multiple submissions: Errors and corrections (Criteria 1).

Commented [YCC10]: Submission 302: Language improvements (Criteria 2).

Commented [YCC11]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC12]: Submission 302: Language improvements (Criteria 2).

Housing

Yarra will continue to manage the scale, intensity and form of residential growth. This will continue to differ across the municipality depending on the capacity of sites to accommodate housing growth and the physical and strategic context of each site.

Council supports the provision of additional and improved social housing (including public and affordable housing) to ensure residents in need of this type of accommodation are supported, and can live in easy access to essential services and nearby employment opportunities.

Plan for future housing growth and for more housing choice to support Yarra's diverse community.

- Direct housing growth to appropriate locations: major regeneration areas (Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne, south of Gough

Street) as shown on the Framework Plan in clause 02.04~~-1~~, and areas within activity centres that have good access to public transport, jobs, open space and other services.

- Support Yarra's diverse community by facilitating accessible, adaptable, affordable housing options that:
  - Provide for diverse housing types including shared, sole person, couple and family households.
  - Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.
  - Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
  - Include greater housing choice for key workers.
  - Encourages the supply of additional social housing and improvements to existing social housing.

Economic development

Yarra has capacity for employment growth and 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 opportunities for economic growth.

Yarra has a vibrant arts scene and prominent cultural and entertainment venues, including the Collingwood Arts Precinct. The Abbotsford Convent and Collingwood Children's Farm are regional tourist destinations and support cultural and creative industries. A key challenge in Yarra is the retention of affordable creative work spaces.

Yarra's night-time economy includes restaurants, bars and live music venues spread across a number of precincts. The abundance of these venues provide important social, cultural and economic benefits and make Yarra an attractive place in which to live, work and visit. Tension however, sometimes develops between licensed premises, residential and other commercial land uses, which need to be appropriately managed.

Yarra's diverse economy means that different land uses often overlap or vary within short distances. This mix of residential, commercial, industrial and entertainment in close proximity creates a challenge as well as opportunities to manage environmental and amenity impacts and enhance activity centres and precincts.

Promote Yarra as an attractive location for economic activities and an important part of Melbourne's inner city economy.

- Strengthen the role and hierarchy of the activity centres by:
  - Promoting them as the preferred locations for retail, services and entertainment;
  - Supporting a diverse land use mix; and
  - Facilitating adaptable and functional commercial spaces.
- Preserve and grow Yarra's employment areas (as ~~defined~~ identified in clause 02.01) by supporting the:
  - Growth of health and education related employment and services in health and education precincts (as shown on the Strategic Framework Plan in clause 02.04~~-1~~);
  - Economic primacy of Yarra's major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
  - Employment land ~~–~~ In industrial and commercial areas.
- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents.
- Minimise pressures for residential conversion of employment precincts.
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth ~~and~~ that meets the diversity of business needs
- Ensure sensitive land uses (such as residential uses) are designed and located to minimise

Commented [YCC13]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC14]: Submission 302: Language improvements (Criteria 2).

Commented [YCC15]: Other: Officer change.

Commented [YCC16]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC17]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC18]: Submission 302: Language improvements (Criteria 2).

Commented [YCC19]: Submission 302: Language improvements (Criteria 2).

thepotential conflict with existing surrounding employment uses (including existing retail, commercial, hospitality, ~~night-time~~night-time economy, creative and cultural uses).

- Advance Yarra as a desirable location for creative industries and arts by supporting opportunities to increase the number of creative industries and cultural spaces in the municipality.

Transport

While Yarra is well positioned to facilitate the use of sustainable modes of transport, increasing car use and parking demand continues to create pressure and congestion in Yarra's streets, not just for cars but for other transport modes using the road system. The competition for the limited physical space within streets is an ongoing issue.

Facilitating sustainable journeys on all transport modes will support the productivity, wellbeing and environmental values of the community. Yarra needs to reduce car dependence by promoting walking, cycling and public transport as the preferred forms of transport.

Facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed.

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities ~~centered~~centred around train stations and other key public transport nodes.
- Provide convenient access to public and active transport for all ages and abilities by:
  - Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres (as shown on the Framework Plan in clause 02.04-1) well served by public transport; and
  - Creating a built environment with public spaces that promote social interaction and are connected to the transport network.
- Enhance Yarra as a safe place to walk and cycle, to increase the number of people walking and cycling.
- Encourage developments to promote and prioritise sustainable transport modes.
- Encourage lower amounts of car parking and increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities) to encourage reduced use of private motor vehicles.

Infrastructure

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure.

Respond to Yarra's changing social and physical infrastructure needs.

- Provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base.

Open space

Open spaces within Yarra make a significant contribution to the distinctive character and amenity of neighbourhoods. They provide passive and active recreation, contribute to the city's tree canopy, and possess cultural values in places of European and indigenous heritage.

Provide attractive and accessible open spaces for people to enjoy.

- Aim to provide the community with access to high quality open space within walking distance of their home or work.
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases.

Commented [YCC20]: Submission 302: Language improvements (Criteria 2).

Commented [YCC21]: Submission 302: Errors and corrections (Criteria 1).

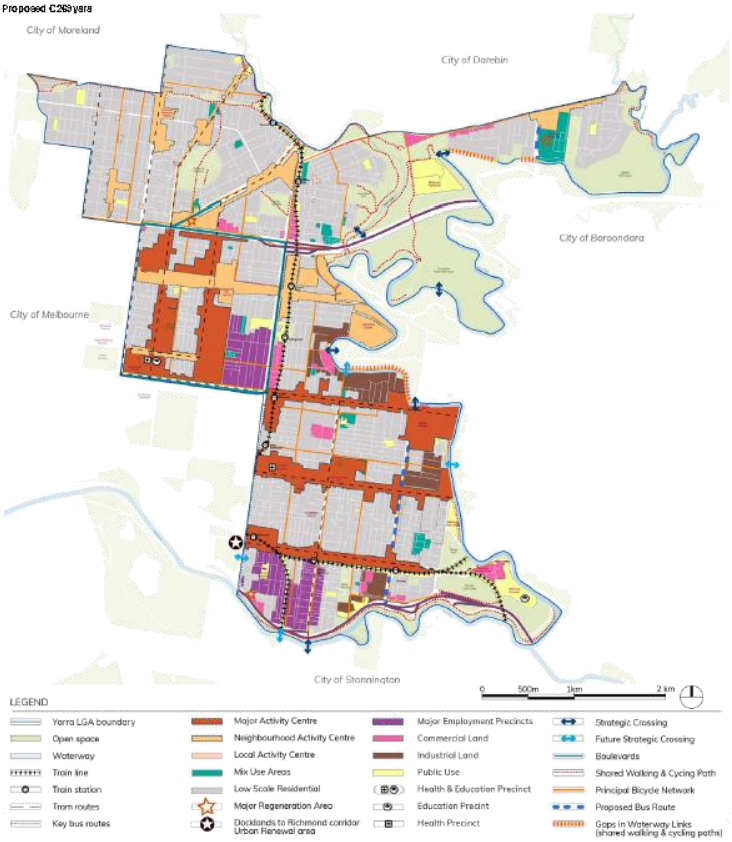
Commented [YCC22]: Submission 302: Errors and corrections (Criteria 1).

Commented [YCC23]: Submission 302: Language improvements (Criteria 2).

YARRA PLANNING SCHEME

02.04 Strategic Framework Plan

Proposed C269yara



Commented [YCC1]: Multiple Submissions:
Additional content of benefit (Criteria 3).

Note: Map updated to include hatching to outline 'future strategic work' area as outlined in Amendment C191.

11.03-1L Activity Centres

--/--/--
Proposed C269yara

Objective

To manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction.

Strategies

Encourage uses and development in activity centres that support the employment areas and health and education precincts shown on the Strategic Framework Plan in clause 02.04-1 by providing retail, service and hospitality offers to their workforces.

Support development within activity centres that is consistent with the capacity for each centre as identified in the Strategic Housing Framework Plan at clause 02.04-3.

Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant Design and Development Overlay.

Support development that improves the built form character of activity centres, whilst conserving heritage buildings, streetscapes and views to identified landmarks.

Support use and development, that make a positive contribution to the night-time economies of activity centres, whilst limiting adverse amenity impacts within the centres and surrounding residential neighbourhoods.

Support development that transitions to and is sensitive to the interfaces with low-rise residential neighbourhoods.

Encourage the sensitive, adaptive re-use and restoration of heritage buildings in activity centres
Promote use and development that support street level activation and passive surveillance of the public realm.

Support development that improves the public realm and positively contributes to the streetscape environment within activity centres.

MAJOR ACTIVITY CENTRES

Brunswick Street, Fitzroy

Promote the metropolitan and local retail and commercial role of the activity centre.

Manage licensed premises and support the precinct's prominent night-time economy including the core entertainment precinct of bars and night-clubs between Alexandra Parade and Gertrude Street.

Commented [YCC1]: Submission 18:
Additional content of benefit (Criteria 3).

Support development that responds to the character distinctions between the commercial land with frontage to Brunswick Street and the Mixed Use zone behind.

Retain the visual prominence of the consistent Victorian and Edwardian heritage streetscape, including municipal and local landmarks and street corner sites, with the exception the Atherton Garden's precinct.

Promote development that retains the consistent low ~~scale~~ rise built form and fine grain pattern of the highly intact heritage streetscape and heritage buildings in the precinct between Johnston Street and Leicester Street.

Commented [YCC2]: Multiple Submissions:
Errors and corrections (Criteria 1).

Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.

Promote development that supports a mid-rise character ~~Support taller built form~~ above a consistent street wall north of Leicester Street.

Commented [YCC3]: Submission 18:
Errors and corrections (Criteria 1).

Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.

Protect primary views to St Patrick's Cathedral and St Luke's Church.

Major and Neighbourhood Activity Centres in Fitzroy Plan

Smith Street, Collingwood / Fitzroy

Promote the metropolitan and local retail and business roles of the activity centre.

Encourage development that responds to the different built form conditions in Collingwood South precinct, with taller built form towards Wellington St and south of Peel Street and retain the visual dominance and integrity of the existing industrial warehouse buildings north of Peel Street.

Encourage taller built form at the northern end (generally north of Hotham and Kerr Streets) and the southern end (generally south of Mason Street) of Smith Street.

Encourage low to mid rise development in the traditional retail core that responds to the varied existing heritage conditions and reinforces the visual prominence of the heritage streetscape, generally between Hotham and Kerr Streets in the north and Mason Street in the south.

Retain the visual prominence of the Victorian and Edwardian heritage streetscape, including local landmarks, street corner sites and former department stores, particularly in the traditional retail core.

Encourage employment through mixed use and commercial development, including in the mixed use zoned land behind Smith Street.

Manage licensed premises and support the precinct's prominent night-time economy including the core entertainment precinct of bars and night-clubs between Alexandra Parade and Gertrude Street.

Retain the visual prominence of the industrial heritage buildings.

Bridge Road, Richmond

Promote the metropolitan and local retail and commercial roles of the activity centre, including larger format retail at its eastern end.

Support Epworth Hospital by supporting associated health and allied services to locate near the hospital

Promote high quality public realm around Richmond Town Hall, to support its civic function.

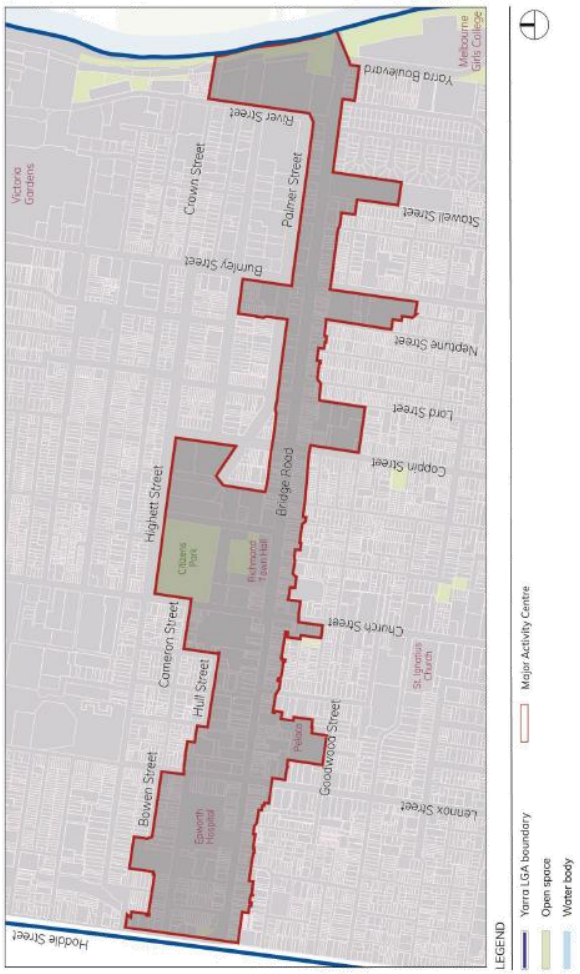
Support the night-time economy, including the core entertainment precinct west of Burnley Street, while managing the amenity impacts associated with licensed premises.

Protect primary views defined in the clause 15.01-2L to the spire of St Ignatius Cathedral, clock tower of Richmond town hall, and the Pelaco sign.

Retain the visual prominence of the heritage streetscape west of Church Street and the south side of Bridge Road east of Church Street.

Attachment 5 - Attachment 5 - Amendment C269yara - Preferred Version

Bridge Road Major Activity Centre Plan



Swan Street, Richmond

Promote the distinct character and varying development opportunities defined by the four precincts along Swan Street – Richmond Station, Swan Street Retail Centre, Swan Street East and Burnley Station.

Support the land uses along Swan Street, west of Church Street, as a core entertainment precinct that contains a range of licensed premises that make a significant contribution to the night-time economy.

Support development that responds to and respects the architectural form and qualities of heritage buildings and the significant heritage streetscape.

Ensure development enhances pedestrian links to the Richmond Railway Station in precinct 1 and to Burnley Station in precinct 4 shown in Swan Street Activity Centre Plan to this clause.

Reinforce precinct 3 (shown in Swan Street Activity Centre Plan to this clause) as mixed-use comprising retail, commercial and residential uses.

Support high quality development that fosters the transformation of precinct 4 (shown in Swan Street Activity Centre Plan to this clause) into a vibrant mixed-use precinct anchored by Burnley Station.

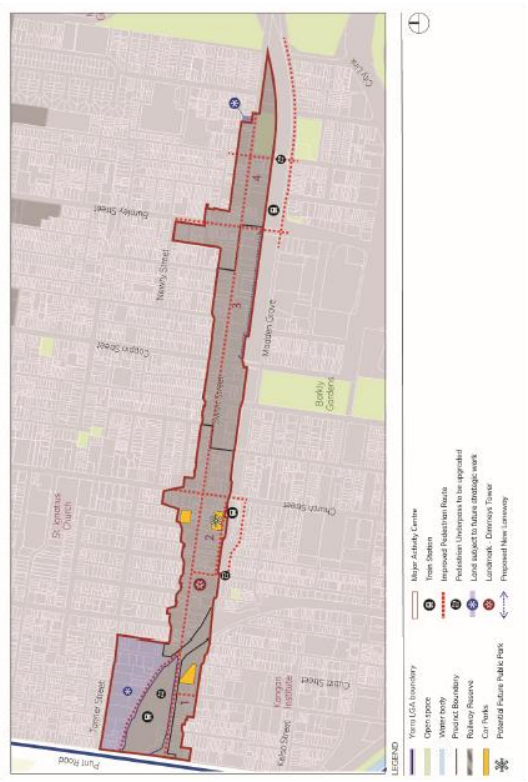
To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.

Commented [YCC4]: Multiple Submissions:
Errors and corrections (Criteria 1).

Other:
Officer change.

Attachment 5 - Attachment 5 - Amendment C269yara - Preferred Version

Swan Street Activity Centre Plan



Victoria Street, Abbotsford / Richmond

Promote the metropolitan and local retail and commercial roles of the activity centre.

Capitalise on future opportunities such as provision of open space and links to the Yarra River, provided by commercial and industrial areas in Abbotsford, including the Carlton and United Brewery site.

Manage licensed premises and the precinct's prominent night-time economy including the core entertainment precinct west of Burnley Street.

Retain the visual prominence of the heritage buildings, on the north side of the street west of the railway line

Retain the visual prominence of the Victoria Street Gateway at the intersection with Hoddle Street.

Support taller built form adjacent to the North Richmond Station to promote accessibility to public transport.

Reinforce the concentration of height, density and mixed uses east of Burnley Street, to provide a visual mark to the east end of Victoria Street.

Encourage development west of Church Street to have low ~~scale~~ rise street walls.

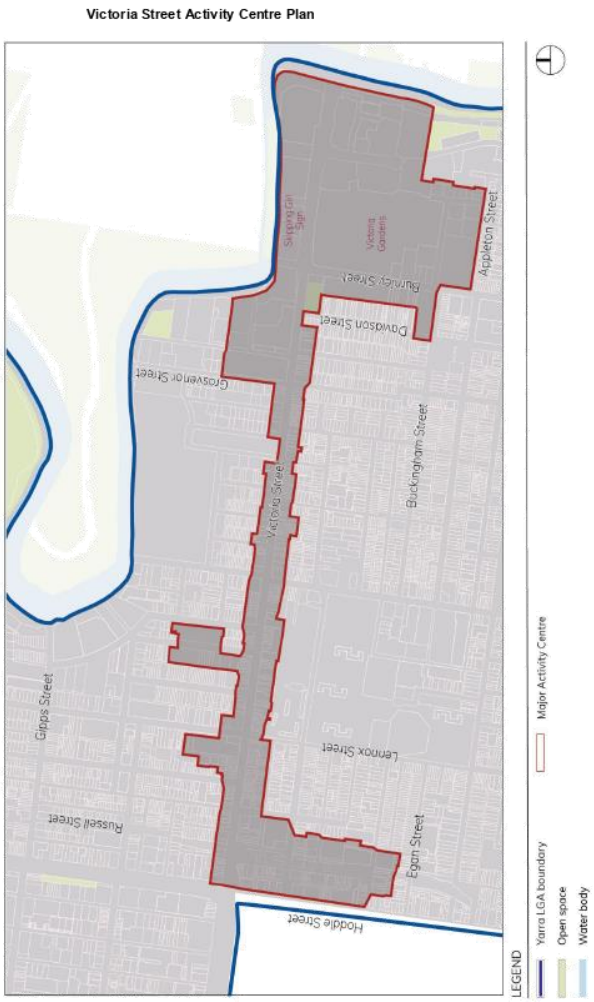
Commented [YCC5]: Multiple submissions: Errors and corrections (Criteria 1).

Allow for mid-rise development elsewhere in the activity centre that responds to the mix of heritage forms.

Protect primary views, defined in the clause 15.01-2L, to the Skipping Girl sign.

Limit the installation of security shutters or other measures that reduce views into businesses on main retail strips to ensure that they are visually transparent.

Attachment 5 - Attachment 5 - Amendment C269yara - Preferred Version



11.03-1L NEIGHBOURHOOD ACTIVITY CENTRES

Reinforce the role of the neighbourhood activity centres as the local community's destination for services, facilities and social interaction.

Gertrude Street, Fitzroy

Promote the retail role of the activity centre defined in the Major and Neighbourhood Activity Centres in Fitzroy Plan.

Manage licensed premises and interface and amenity impacts with adjacent residential areas.

Retain the low ~~scale~~ rise form and the fine grain pattern of the highly intact heritage streetscape andthe heritage buildings in the activity centre.

Commented [YCC6]: Multiple submissions: Errors and corrections (Criteria 1).

Retain the visual prominence of the existing Victorian and Edwardian heritage streetscape, including local landmarks, and corner sites.

Protect views to the drum dome lantern and flagpole of the Royal Exhibition Building and Carlton Gardens.

Heidelberg Road, Alphington

Promote the retail and community roles of the activity centre.

Support the expansion of the activity centre by directing taller development to its western end within the Alphington Paper Mill major regeneration area.

Support more moderate built form on land outside of the Alphington Paper Mill major regeneration area.

Enhance the quality of the public realm at the intersection of Heidelberg Road and the Chandler Highway.

Minimise direct vehicle access onto Heidelberg Road.

Support development along Heidelberg Road, east of Parkview Avenue that achieves fine grain building frontages and contributes to a positive pedestrian street environment, through appropriate street wall height, upper level setbacks and landscaping

Heidelberg Road Neighbourhood Activity Centre Plan

Johnston Street, Abbotsford / Collingwood (East of Smith Street)

Promote the retail and community roles of the activity centre.

In Precincts 1 and 2 foster mid-rise residential and commercial development consistent with the relevant overlay.

In Precinct 3, as shown in the Johnston St Activity Centre Plan to this clause, encourage development:

- To contribute to a fine grained, mixed use precinct with mid-rise development.
- To have an active frontage to Hoddle Street.
- To include a setback of the upper levels.
- To enhance the prominent corner at the intersection of Eastern Freeway and Hoddle Street

In Precinct 4, as shown in the Johnston St Activity Centre Plan to this clause, encourage development to:

- Contribute to a fine grained, mixed use precinct with mid-rise development.
- Have an active frontage to Hoddle Street.
- Include a setback of the upper levels.
- Provide a transition in scale from Hoddle Street to the adjacent low rise residential area.

In Precinct 5, as shown in the Johnston St Activity Centre Plan to this clause, encourage development to:

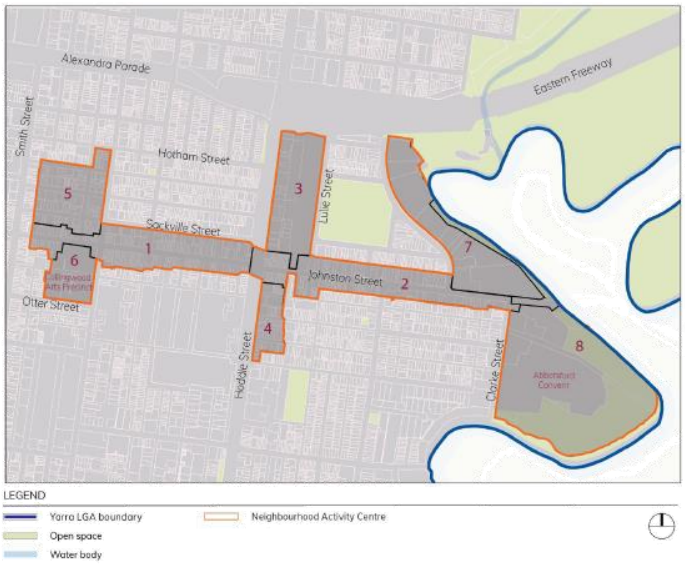
- Include a setback of the upper levels.
- Provide for a consistent streetscape, through building setbacks and street wall height.
- Provide a transition in scale to adjacent low rise residential area
- Maintain the warehouse character of this precinct.

In Precinct 5 shown in the Johnston Street Activity Centre Plan to this clause encourage office, residential and commercial uses that foster the knowledge and creative sectors, including creative spaces and artist studios.

In Precinct 6 shown in the Johnston Street Activity Centre Plan to this clause support education, arts and community based activities to foster a community hub and arts Precinct.

In Precinct 7 shown in the Johnston Street Activity Centres Plan to this clause encourage spacing between buildings to allow for views from Trenerry Crescent to the river. In Precinct 8 shown in the Johnston Street Activity Centres Plan to this clause encourage new development to sensitively located and subservient to the existing built form.

Johnston Street Activity Centre Plan



Johnston Street (west of Smith St)

Promote the retail and service role of the activity centre defined in the Major and Neighbourhood Activity Centres in Fitzroy Plan.

Manage licensed premises and support the precinct's night-time economy including the many bars, cafes and restaurants.

West of Brunswick Street, retain the visual prominence of the Victorian and Edwardian heritage streetscape and street corner sites, through appropriate upper level setbacks and mid-rise scale.

Between Smith and Brunswick Street, support mid-rise development on the north side of Johnston Street, where there is less heritage constraints.

Between Smith and Brunswick Street, encourage lower mid-rise development on the south side of Johnston Street that responds to the heritage forms and sensitive residential interface.

Commented [YCC7]: **Multiple submissions:** Errors and corrections (Criteria 1).

Nicholson Street, North Fitzroy

Support a mix of uses along Nicholson Street, in particular uses which provide the day to day needs of the local community.

Commented [YCC8]: Submissions 240: Additional content of benefit (Criteria 3).

Protect the heritage shopfronts and verandahs.

Retain the visual prominence of the heritage streetscape and buildings

Encourage the redevelopment of land at 9 - 49 Scotchmer Street in a manner that contributes to an attractive public realm and responds to surrounding heritage area.

Rathdowne Street, Carlton North

Support a mix of uses along Rathdowne Street, in particular uses which provide the day to day needs of the local community.

Support low-rise development where it respects the heritage character of the activity centre.

Protect the historic significance of the precinct, which includes heritage shopfronts and verandahs.

St Georges Road, North Fitzroy

Support a mix of uses along St Georges Road, in particular uses which provide the day to day needs of the local community.

Support development that contributes to attractive pedestrian links to community facilities and Edinburgh Gardens.

Protect the historic significance of the precinct.

Commented [YCC9]: Submissions 252: Additional content of benefit (Criteria 3).

Nicholson Street, Rathdowne Street and St. Georges Road Neighbourhood Activity Centre Plans

Queens Parade, Clifton Hill and Fitzroy North

Support development that recognises the importance of Queens Parade as a focus for the local community, offering a diverse mix of shopping, business and community services, leisure and residential opportunities.

Support development that recognises Queens Parade as a wide, tree-lined and heritage-rich boulevard with five distinct precincts as shown on the Queens Parade Framework Plan in the relevant Design and Development Overlay.

Queens Parade Activity Centre Plan

11.03-1L LOCAL ACTIVITY CENTRES (LACS)

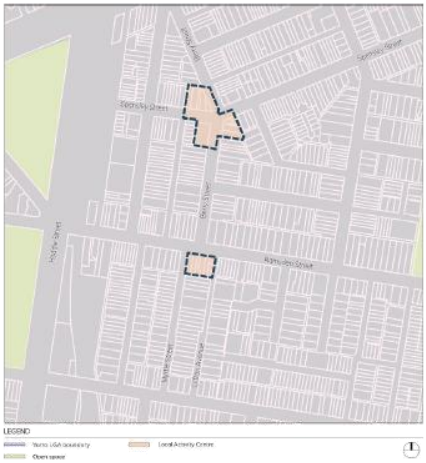
Maintain the local convenience retail role of the municipality's local activity centres as shown on the Local Activity Centre Plans:

- Berry Street/Ramsden Street, Clifton Hill.
- Lygon Street, Carlton North / Princes Hill.
- Nicholson Street south, Carlton North.
- Rathdowne Street north, Carlton North (near Richardson St).
- Spensely Street, Clifton Hill.

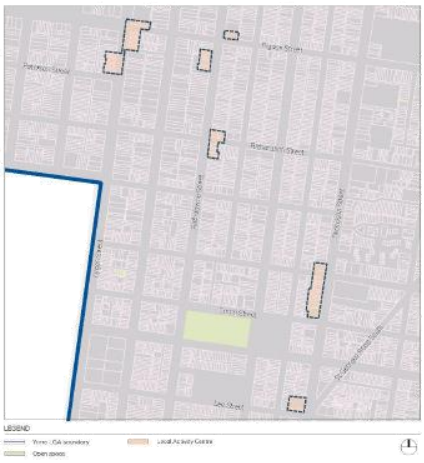
Ensure any development respects the character of the centre.

Local Activity Centres

Berry Street/Ramsden Street and Spensley Street Activity Centre Plans



Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans



11.03-6L Victoria Street East Precinct

--/--/---
Proposed C269yara

This policy applies to all land in the Victoria Street East Precinct as shown on the Victoria Street East Precinct Framework Plan to this clause.

Yarra River and open spaces

Objectives

To protect and enhance the character of the river corridor.

To capitalise on the northerly aspect of the Precinct's river environs, while protecting and maintaining the environmental qualities and recreational use of the river corridor.

Strategies

Design development to integrate with the Yarra River environs natural vegetation character by:

- Planting with predominantly indigenous species.
- Screening views of buildings from the Yarra River Main Trail and areas of public open space.
- Providing fencing, retaining walls and terracing that complement the natural landscape setting through design, materials and colours.

Orientate habitable rooms to take advantage of the northerly aspect provided in this area of the river corridor.

Improve natural surveillance, general safety and public accessibility of public spaces within the river environs.

Policy guidelines

Consider as relevant:

- Using permeable fences and screen plantings.
- Using muted tones and natural colours and materials such as timber, bluestone or other basaltic rocks while avoiding reflective materials.

Installing external lighting in new development:

- To illuminate pedestrian activity areas only, avoiding light spill into tree canopies and other vegetated areas.
- Of white based lighting.
- Avoiding yellow lighting and the illumination of building facades oriented towards the river.

Finishing building bases with graffiti proof paint.

Locating boat landings parallel to the water's edge, constructed of durable heavy timber or concrete in natural weathered colours.

Vehicular access and car parking

Objectives

To provide for adequate access to, from and within redevelopment sites that contributes to an integrated pedestrian and cycling network within the Precinct.

To ensure priority is given to tram services in Victoria Street.

Strategies

Improve Doonside Street as a major vehicular entry to Victoria Gardens and the area to the south.

Provide a vehicular link between Southhampton and Flockhart Streets to improve local access as an alternative to Victoria Street.

Use existing signalised intersections where possible for vehicle access to new development, with priority given to minimising impacts on the Route 109 tram.

Provide principal vehicular access to the Yarra Gardens precinct and Walmer Street sites via the Walmer Street intersection and Flockhart Street to minimise impacts on Victoria Street

Use existing rear lanes, where they exist, to provide service and vehicular access to sites.

Visually conceal garage access to underground car parks from the river frontage and the Main Yarra Trail.

Avoid driveway crossovers and service entries along Victoria Street if access can be provided through other properties. Where crossovers cannot be avoided, minimise their width.

Discourage open air ground level car parks or car parking in structures exposed to street frontages, by incorporating car parking within development, preferably basement.

Limit run-off from car parking areas to protect water quality in the Yarra River.

Land use, activity and development opportunities

Objectives

To facilitate the development of the Victoria Street East Precinct with a high density mix of land uses.

To maximise opportunities for new development on former industrial sites and other disused sites, while protecting the amenity of the surrounding area and enhancing the landscape character of the River corridor.

To create new local employment opportunities and protect existing ones, especially in the nearby CUB precinct.

Strategies

Maximise opportunities for new development on former industrial sites and other disused sites.

Protect the amenity of the surrounding residential area.

Protect existing industrial activities in the Industrial 1 Zone adjacent to the Precinct, while supporting opportunities for a shift from industrial zone to business and residential zone within the Precinct

Encourage a mix of land uses in accordance with the Victoria Street East Precinct Framework Plan, having regard to site constraints.

Discourage uses west of Walmer Street that prejudice the operation of nearby industry and the CUB complex.

Encourage acoustic treatments in new residential development that would suitably protect it from existing uses.

Encourage uses that activate the Victoria Street, Burnley Street and River Corridor frontages at ground level.

Urban design and built form

Objectives

To encourage high quality urban design and architecture throughout the precinct that contributes to the public realm, including the Yarra River environs and streetscapes.

Strategies

Ensure the siting, scale, bulk and massing of development responds to the distinctive landscape and ex-industrial character of the precinct.

Support development that protects the character and amenity of neighbouring residential areas.

Maintain access to sunlight and amenity in public spaces and sensitive community facilities and ensure they are protected from overshadowing and other detrimental impacts.

Design buildings on the Victoria Street frontage to:

- Respect the prevailing building height of the streetscape.
- Include articulation so as to present as a number of separate buildings.
- Avoid a continuous podium or building mass.
- Provide separation between buildings to allow views of the River and landscaping, inclusive of canopy trees.

Design buildings with active frontages, articulated building facades, upper level building setbacks and windows to allow for passive surveillance of public realm.

Design development on Burnley Street to provide a transition in scale and massing, including upper level setbacks to minimise impacts on the amenity of adjacent lower-rise housing areas.

Protect the amenity of Williams Reserve, Annettes Place and the Yarraberg Child Care and Community Centre in the design of adjacent development.

Maintain the built form pattern in commercial and industrial interface areas including zero front or side setbacks, except for interfaces with adjoining public spaces or the River corridor.

Pedestrian and cycle routes

Objective

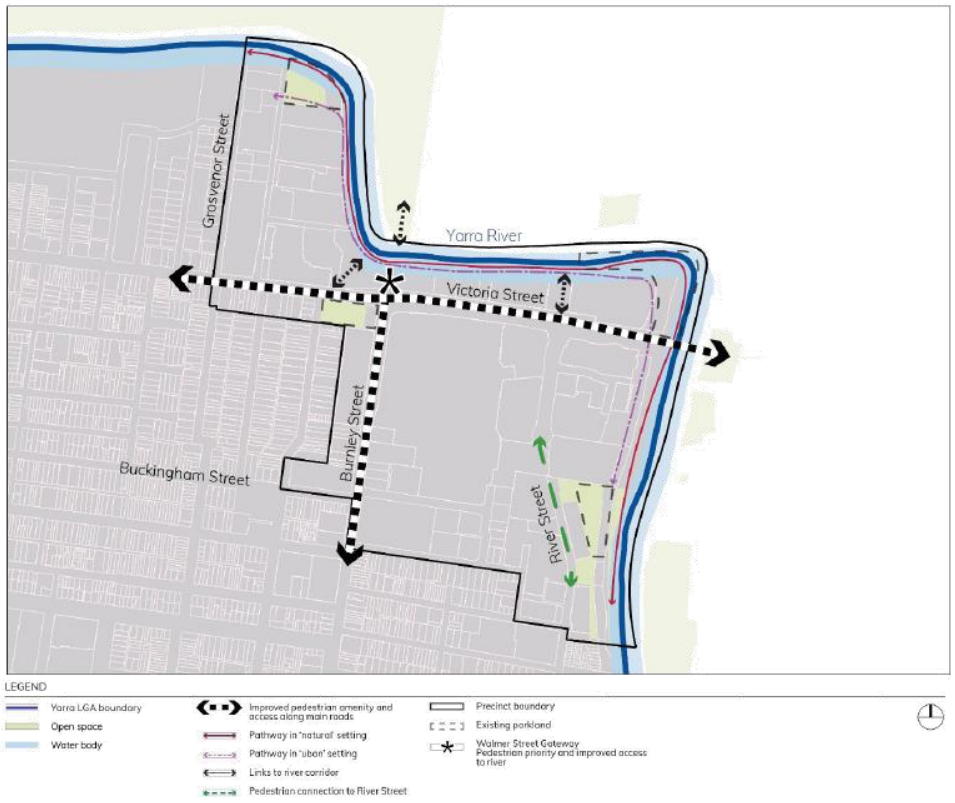
To facilitate an integrated network of pedestrian and cycling access within the Precinct.

Strategies

Support the widening of the northern Victoria Street footpath, west of Walmer Street, by setting any new building back from the existing property boundary to a new (recessed) property frontage, creating a colonnade within the existing building envelope or by other design features.

Provide mid-block links through major redevelopment sites, including through the Yarra Gardens precinct to connect the riverside paths west to Flockhart and Grosvenor Streets and south to Davison Street.

Victoria Street East Precinct Framework Plan



12.01-1L Biodiversity

–/–/–
Proposed C269yara

Objective

To protect and enhance natural environments and seek to increase the quality and quantity of the city's biodiversity.

Strategies

Encourage the retention of significant trees and landscape features that contribute to biodiversity.

Support development that creates habitats for biodiversity with a balance of native and non-native species (with a preference of native over non-native), through landscaping, tree planting and the incorporation of green roofs and walls.

Promote the planting of indigenous trees and understorey vegetation in open spaces and along roads and railways toprovide connections between habitats within Yarra and neighbouring municipalities.

Restore ~~and re-vegetate existing~~ habitats values.

Commented [YCC1]: Other:
Officer change.

Commented [YCC2]: Multiple Submissions
Additional content of benefit (Criteria 3).

Commented [YCC3]: Submission 260:
Additional content of benefit (Criteria 3).

Commented [YCC4]: Other:
Officer change.

12.03-1L Yarra River, Darebin and Merri Creek corridors

Proposed C269yara

Objective

To recognise the strategic importance of the Yarra River and Darebin and Merri Creek corridors as multi-functional open spaces and protecting and enhancing their environments.

Strategies

Ensure that development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:

- Provide a landscaped buffer with indigenous vegetation between the waterway and the development.
- Provide opportunities for walking and cycling paths.
- Maintain sightlines to the water corridor from the public realm.
- Minimise the visual intrusion of development when viewed from the ~~river~~ waterway corridors and adjacentpublic open space, bicycle and shared paths and bridge crossings.

Improve opportunities for leisure and recreation adjacent to waterways, including open space and walking and cycling paths.

Facilitate and improve walking and cycling paths in water corridors so that they are continuous and connect to other paths, both within Yarra and in neighbouring municipalities, including through public acquisition.

Support development that creates or enhances public access to the Yarra River.

Commented [YCC1]: Submission 260: Language improvements (Criteria 2).

Commented [YCC2]: Multiple submissions: Additional content of benefit (Criteria 3).

Commented [YCC3]: Multiple submissions: Language improvements (Criteria 2).

13.03-1L Flood management

Proposed C269yara

Objective

To ~~reduce~~ manage the risk of flood ~~risk~~ through the appropriate siting of development and use of flood ~~resistance~~mitigation measures.

Strategies

- Require development to be sited appropriately and include floor levels consistent with an assessment of 1 in 100 year flood depths and overland water flow paths.
- Require new developments to incorporate any necessary flood resistance measures.
- Require that flood resistance measures are maintained for the lifetime of the building.
- Protect and enhance overland flow paths.

Commented [YCC1]: Other:
Officer change.

Commented [YCC2]: Other:
Officer change.

13.07-1L Caretaker's house

--/-/---
Proposed C269yara

Strategies

Protect business and industry by preventing dwellings unassociated with a business and industry from establishing in industrial and commercial zones where a dwelling is prohibited.

Policy guidelines

Consider as relevant:

Whether a caretaker's house is legitimately associated with any commercial or industrial use on the same land by:

- It being ancillary to the commercial or industrial land use.
- It being above ground level and self-contained.
- It comprising less than 10 per cent of the total floor area of the associated commercial or industrial use (excluding car parking and loading bay areas) or 100 square metres, whichever is less.
- There being a need for a caretaker to oversee the commercial or industrial property when it is unoccupied or to supervise its operation.

13.07-1L **Interfaces and amenity**

Proposed C269yara

Policy application

This policy applies to applications for:

- Non-residential use and development.
- Accommodation (excluding an extension to an existing dwelling) within:
  - A residential zone within 30 metres of an existing commercial or industrial zone.
  - 50 metres of a live music venue or hotel.
  - 50 metres of a major road identified on the Main Roads and Train Lines Map to this clause.
  - 80 metres of a passenger rail line identified on the Main Roads and Train Lines Map to this clause.
  - 135 metres of a freight train line identified on the Main Roads and Train Lines Map to this clause.
  - A non-residential zone.

Objectives

To protect the normal operation of business and industrial activities from new residential use and development.

To provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones, while not impeding the growth and operation of surrounding non-residential development and land use in those zones.

To promote land use outcomes that advance the primary purpose of a zone by ensuring amenity considerations facilitate intended land uses permissible in the zone.

Strategies

Non-residential use and development

Noise

Locate noise generating uses, including plant and equipment, away from noise-sensitive habitable rooms (in particular, bedrooms) and private open space and where appropriate incorporate acoustic attenuation measures.

Ensure that noise emissions in residential zones (except the mixed use zone) are compatible with a residential environment.

Fumes and air emissions

Locate fume and air emission generating uses (including plant and equipment) away from residential uses or, where appropriate, provide a reasonable buffer.

Ensure that use and development with potential air quality impacts, including odours and emissions, does not adversely affect the amenity of the surrounding area.

Support use and development that resolves legacy issues of odour and emissions and their impacts on residential amenity.

Storage and waste

Conceal commercial or industrial storage, waste or other processing activities from residential properties and locate them away from primary street frontages.

Minimise odour and noise disruption to nearby residential properties from commercial or industrial waste (solid, gas and liquid) management practices and storage.

Light spill

Minimise light spill (from both fixed and vehicular lights) beyond the perimeter of the site and onto habitable room windows of nearby residential properties through appropriate design, location and management practices.

Overlooking and unsightly views

Minimise unsightly views of business or industrial activity from adjoining residential properties.

Minimise the potential for unreasonable overlooking of private open space areas and into habitable room windows of adjoining residential properties, through the use of appropriate siting, setbacks, and possibly screens.

Hours of operation

Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm unless it can be demonstrated that the use will not cause unreasonable detriment to the amenity of adjoining residential uses.

Residential development

Noise

Require new residential use and development to include design measures to minimise the impact of the normal operation of existing commercial and industrial operations on the amenity of the dwelling, such as:

- Locating noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources, and where appropriate incorporate other measures such as acoustic fencing, landscaping, acoustic glazing to balconies and windows and building setbacks.
- Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.

Fumes/air emissions/light spill and vibration

Incorporate measures to protect future residents from unreasonable fumes or air emissions, light spillage, vibration and other likely disturbances from nearby business or industrial operations, including through appropriate orientation of windows, habitable rooms, balconies and ventilation systems.

Overlooking

Minimise the potential for overlooking from existing business or industrial premises into habitable room windows and private open space areas, through the use of appropriate siting, setbacks, articulation, screens and landscaping.

Policy guidelines

Consider as relevant:

- *Guidelines – managing noise impacts in urban development (~~October 2019~~ June 2021), YarraCity Council*

Commented [YCC1]: Submission 15:
Accept – Language improvements (Criteria 2).

Note: Consequential change required as a result of updating the Guidelines in response to Submission 15.

Non-residential use and development

Consider as relevant:

- The nature of the proposed use, including the following:
  - How the land is to be used and the type of activities which will be carried out.
  - Hours of operation.
  - Patron and/or staff numbers.
  - Potential off-site impacts, including how such impacts will be managed and mitigated.
- The current use of the land and adjoining properties.
- The location and layout of the existing building(s) on the site, including the location of all external windows, doors and car parking areas.
- Any residential use within 30 metres, including details of, habitable room windows, balconies, secluded private open space and car parking areas.
- The location and type of activities to be carried out on the land.
- How potential noise, fumes and air emissions, storage, waste and deliveries, light spillage and other operational matters that may cause negative impacts on nearby residential properties in a residential zone are to be addressed.
- An Acoustic Assessment Report in circumstances where there is potential for noise disturbance to residents.
- A Waste Management Plan that includes details of proposed waste management practices, unless Council is satisfied that the storage and management will not cause detriment to surrounding properties.
- Whether noise from plant and equipment is designed in a way that ensures it will meet the requirements of the Victorian EPA Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part I: Commericial, industrial and trade premises (Noise Protocol, Part I). ~~SEPP N-1.~~
- Whether music noise meets the requirements of ~~SEPP N-2~~ the Victorian EPA Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part II: Entertainment venues and events (Noise Protocol, Part II) where Clause 53.06 does not apply.
- Whether patron noise does not exceed either ~~SEPP N-1~~ the Noise Protocol, Part I noise limits or the following noise targets (measured at a noise sensitive area):
  - Background plus 10 dB for the day and evening.
  - Background plus 5 dB for the night.
  - LAmax levels not more than 65 dBA outside any operable window.

Residential development

Consider as relevant:

- The location of any noise source within the distances specified in the policy application.
- The days and hours of operation of any applicable noise generating use.
- Acoustic attenuation and other design features proposed to mitigate potential noise, fumes, air emissions, light spill, overlooking, waste management and other operational matters from nearby commercial or industrial uses.
- An Acoustic Report explaining whether residents will have a reasonable level of acoustic amenity in accordance with the distances specified in the policy application. If the Responsible Authority is satisfied there is minimal potential for noise disturbance to future residents, a formal acoustic assessment report may not be required.
- Whether the development is adequately protected from road traffic and rail noise by meeting

Commented [YCC2]: Submission 15:
Accept – Additional content of benefit (Criteria 3).

Note: Based on consultation with SLR Consulting – New legislation.

the following noise levels:

- Not greater than 35 dBA for bedrooms, assessed Leq, 8h from 10pm to 6am.

Not greater than 40 dBA for habitable rooms, Leq, 16h from 6am to 10pm.

- The loudest hour of traffic noise should not exceed:
  - 45 dBA Leq 1h in habitable rooms from 7am to 10pm
  - 40 dBA Leq, 1h in bedrooms from 10pm to 7am.
- Train and tram Lmax levels should not exceed 60 dBA Lmax in living rooms or 55 dBA Lmax in bedrooms.

- Whether ~~development impacted by~~ existing plant and equipment complies with ~~SEPPN-1~~the Noise Protocol when measured external to the façade of the proposed accommodation.
- For existing plant and equipment noise sources that do not comply with the Noise Protocol at the façade of the proposed accommodation, the following noise criteria should be met:
  - Internally (with windows closed):
    - The outdoor limits less ~~1~~5 20 dB.
    - Not more than 30 dBA Leq in bedrooms at night and 35 dBA Leq in living rooms.
    - Not more than 45 dBA Lmax in bedrooms at night and 50 dBA Lmax in living rooms.
    - Noise levels to be measured and adjusted for character in accordance with ~~SEPP N-1~~the Noise Protocol.
- Whether the development is protected from noise from patrons in non-residential uses within 50 metres of the development by achieving the following noise levels (internally with windows closed):
  - 35 dBA Leq,15 minutes in habitable rooms.
  - 30 dBA Leq,15 minutes in bedrooms ~~during the~~ at night.
  - 45 dBA Lmax within bedrooms at night.
  - 65 dBA Leq, 15 minutes to balconies.

Commented [YCC3]: Other:
Officer change.

Note: Based on consultation with SLR Consulting Clarifies the intent of the statement

Commented [YCC4]: Submission 15:
Accept – Additional content of benefit (Criteria 3).

Note: Based on consultation with SLR Consulting – New legislation.

Commented [YCC5]: Other:
Officer change.

Note: Based on consultation with SLR Consulting. Clarifies the intent of the statement

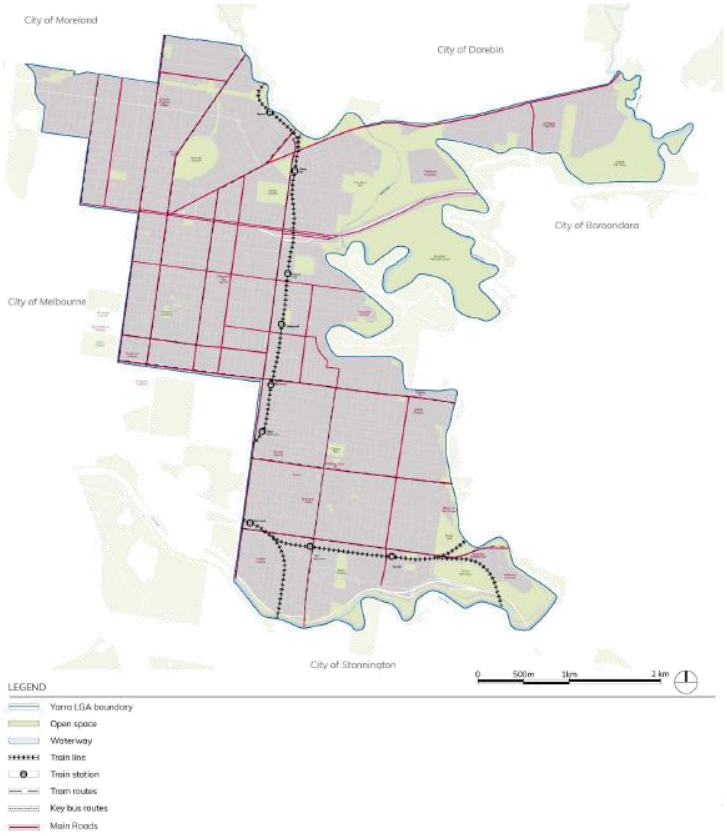
Commented [YCC6]: Submission 15:
Accept – Additional content of benefit (Criteria 3).

Note: Based on consultation with SLR Consulting – New legislation.

Commented [YCC7]: Other:
Officer change.

Note: Based on consultation with SLR Consulting. Clarifies the intent of the statement

Main Roads and Train Lines Map



13.07-1L Licenced premises

--/--/---
Proposed C269yara

Policy application

This policy applies to an application under Clause 52.27 - Licensed premises.

Objectives

To protect the amenity of nearby properties and areas by managing the location, size, operation and hours of licensed premises.

To protect residential and other commercial uses from excess noise, traffic and car parking issues created by licensed premises.

To encourage best practice venue design and venue operation for licensed premises.

To protect the amenity of surrounding sensitive uses from an unreasonable cumulative impact of licensed premises.

Location and access

Strategies

Locate licensed premises where:

- There is opportunity for a high level of public safety and surveillance of patrons as they enter and leave the premises.
- There is convenient access to car parking, public transport, taxi ranks or ride sharing.
- Transport can be accessed through non-residential areas at late hours.

Locate licensed premises with a capacity of more than 200 patrons in the following Core Entertainment Precincts (defined by the Commercial 1 Zone and limited to properties fronting and with pedestrian access from the listed main streets):

- Swan Street west of Church Street.
- Bridge Road west of Burnley Street.
- Victoria Street west of Burnley Street.
- Smith Street between Gertrude Street and Alexandra Parade.
- Brunswick Street between Gertrude Street and Alexandra Parade.

Discourage licensed premises from locating in areas zoned Residential (excluding the Mixed Use Zone).

Policy guidelines

Consider as relevant:

- Whether access from the licensed premises to car parking, public transport, taxi ranks or ride sharing from a premises operating after 10pm is through a residential area.
- The nature and location of uses surrounding the proposed licensed premises including the type of licensed premises in the area, the hours of operation and patron numbers.

Venue design

Strategies

Incorporate safe design principles in the layout and design of licensed premises.

Locate entry and exits points of a licensed premise and the areas for queuing of patrons away from sensitive land uses.

Provide waste management and storage on-site and provide noise enclosures where bottle crushers are to be used.

Design licensed premises to respond to residential properties and other sensitive land uses in close proximity to the premises, including by taking into account the location of their existing doors, windows and open space areas.

Policy guidelines

Consider as relevant:

- The *Design Guidelines for Licensed Venues* (Victorian Commission for Gambling and Liquor Regulation, 2017)

Hours of operation

Strategy

Provide operating hours that:

- Are consistent with the intent of the zoning purpose of the land.
- Respond to the nature of surrounding land uses.
- Will not adversely affect the amenity of the surrounding area

Policy guidelines

Consider as relevant unless the responsible authority is satisfied that the use will not adversely affect the amenity of the area:

- Limiting the sale and consumption of liquor from licensed premises to no later than:
  - 8pm in a residential zone (other than the Mixed Use Zone).
  - 10pm in the Mixed Use Zone,
  - 11pm for licensed premises within 30 metres of a residential zone.
  - 1am in a commercial or industrial zone.
  - 10pm for outdoor areas including smoking areas, rooftops and open courtyards.
- Limiting the sale and consumption of liquor from licensed premises to occur no earlier than 9am.
- Limiting the sale of liquor from packaged liquor outlets to between:
  - 9am and 11pm.
- Limiting deliveries and waste collection (except where allowed under a local law) to between:
  - 7am to 10pm Monday to Saturday.
  - 9am to 10pm Sunday and public holidays.
- Limiting emptying bottles into bins in outdoor areas to between:
  - 7am to 10pm Monday to Saturday.
  - 9am to 10pm Sunday and public holidays.

Venue operation

Strategy

Manage the operation of a licensed premise to minimise adverse amenity impacts on surrounding residential and other sensitive uses.

Policy guidelines

Consider as relevant:

- Operating measures to minimise adverse amenity impacts from licensed premises including adapting:
  - Where alcohol will be sold and consumed.
  - The management of music and entertainment, including frequency and hours.
  - Amplification or speaker systems.
  - The design and location of dance floor areas.
  - The management of on and off-site smoking areas.
  - Provision and hours of food service.

- Seating ratios.
- Security lighting and CCTV surveillance.
- Complaint procedures.
- The management of patrons (including security arrangements) outside the premises, including patron ingress and egress, queues and dispersal after the venue has closed.
- Any other measures to ensure unreasonable amenity impacts are avoided.

Patron numbers

Strategies

Encourage venue size and patron numbers that:

- Provide for a safe and amenable operating venue capacity.
- Reflect the strategic and physical context of the site.

Policy guidelines

Consider as relevant:

- Whether the number of patrons proposed to be accommodated are within the safe and amenable operating capacity of the premises, based on the *Liquor Licensing Fact Sheet - Maximum Patron Capacity* (Victorian Commission for Gambling and Liquor Regulation, 2018).
- An assessment by a building surveyor detailing the patron capacity of the licensed premises where an application proposes an increase in patron numbers or a new licence.
- The number of patrons shall not adversely affect the amenity of nearby properties, including by any unreasonable cumulative impact.

Noise

Strategy

Design, manage or modify licence premises to minimise any unreasonable noise impacts on the amenity of the area.

Policy guidelines

Consider as relevant:

- Whether noise emissions from licensed premises comply with the standards specified in the satisfy *State Environment Protection Policy (SEPP) No.1 - Control of Noise from Commerce Industry and Trade* and *SEPP No.2 - Control of Music Noise from Public Premises* or any other requirement, such as accepted sleep disturbance criteria or relevant Australian Standards (except for an application for a restaurant, including a café, where the preferred hours of operation specified in this policy are met; or any application for a packaged liquor outlet).
- The preparation of an acoustic report (except for cafes but includes restaurants with an open courtyard and restaurants with a residential interface).
- Employing on-site noise attenuation measures to licensed premises where unreasonable amenity impacts may result from proposed activities on the surrounding area.
- The preparation of a Noise and Amenity Action Plan (except for a restaurant, café or packaged liquor outlet) that includes the following information:
  - Procedures to be undertaken by staff in the event of complaints by a member of the public, the Victoria Police, an 'authorised officer' of Council or the Victorian Commission for Gambling and Liquor Regulation.
  - The management and dispersal of patrons, including patrons loitering around the venue after the venue has closed.
  - The management of large group bookings.

- The management of smokers and on an off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed with the smoking area after a particular time).
- The management of external queues.
- How the movement and exit of patrons is to be managed, particularly where there is a requirement to close a different section of the venue at different times.
- Details of the provision of music including the frequency and hours of entertainment provided by livebands and DJs.
- Any other measures to be undertaken to ensure no unreasonable amenity impacts from the licensed premises.

Application to amend an existing permit

Policy guidelines

Consider as relevant:

- Information about the operation of the premises, including any issues or complaints received by relevant authorities.
- Any contravention of a permit condition or liquor licence.
- Whether the conditions on the existing permit regulating the venue design, hours of operation, patron numbers, noise and amenity impacts are adequate.

15.01-1L Signs in a Heritage Overlay

Proposed C269yara

This policy applies to all permit applications for signs in a Heritage Overlay (in addition to policies in Clause 15.01-1L Signs).

Objective

To promote signs that ~~protect~~ conserve and enhance the significance of a heritage place.

Commented [YCC1]: Multiple Submissions:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Strategies

Locate signs in traditional locations on a heritage building.

Discourage signs that disrupt a historic facade, parapet or roofline.

Ensure signs avoid damaging the heritage fabric.

Conserve original signs and advertising features.

Policy guidelines

Consider as relevant:

Discouraging the following signs in heritage areas:

- High wall signs outside commercial areas.
- Major promotion signs.
- Promotion signs.
- Panel signs.
- Pole signs.
- Internally illuminated and electronic signs at upper levels.
- Animated signs.
- Sky signs.
- Above-verandah signs, unless they are part of the existing character.
- Signs that project from the verandah or building outside commercial areas.

15.01-1L Signs

--/--/---
Proposed C269yara

This policy applies to all applications for signs under Clause 52.05.

Objectives

To encourage signs that make a positive contribution to their host building and the surrounding area.

Strategies

Encourage signs that:

- Are consistent with the character of the area.
- Respect the amenity of the area.
- Are proportioned and designed to complement the host building and site.
- Preserve active frontages.

Discourage signs that are:

- Perpendicular to a structure or building above the first floor.
- Reflective.
- Erected on the roof of a building.
- Erected on vacant or derelict buildings.

Policy guidelines

Types of signs

Consider as relevant:

- Supporting **above-verandah signs** in commercial areas where there are limited opportunities at ground level for signage and where the signs:
  - Are wall mounted and do not sit on a verandah roof, canopy or awning.
  - Avoid projecting more than 1 metre from the building.
  - Comprise one sign per premises or where there is more than one premises in a building, comprise a maximum of two signs per building façade.
  - Are not illuminated or electronic.
- Limiting **under-verandah signs** to one sign per building except on a corner site where an additional sign on the secondary street may be allowed:
- Limiting **verandah fascia signs** to one sign except on a corner where an additional sign on the secondary street may be allowed:
- Supporting **major promotion signs** where all of the following apply:
  - The sign is no higher than the height of a building or structure it is located on.
  - The sign is no higher than the height of a building or structure on adjoining land, when the sign is located on a blank façade of a building.
  - The sign provides a minimum clearance of 2.7 metres between the footpath and the underside of the sign.
  - The design and illumination of the sign responds sensitively to any residential use the sign faces.
  - The sign is located on land adjoining a road in a Road Zone Category 1.
- Limiting **pole signs** to:
  - A height no higher than the height of buildings on the subject land or substantial adjacent structures on abutting or adjacent sites.
  - A sign that is on an open site and is incorporated into the landscaping.

  - The following locations:
    - Commercial and industrial areas.
    - Locations other than opposite or adjacent to a residential use.
    - Land adjoining a road in a Road Zone Category 1.
- Supporting **high-wall signs** that:
  - Are located across less than two levels of the building on which the sign is located.
  - Have supporting structures that do not project more than 300 millimetres from the building on which it is located.
  - Are for business identification.
  - Are located land adjoining on a road in a Road Zone Category 1.
- Avoiding **window signs** covering more than 30% of a ground floor commercial window (including decal signs, signs painted on a window or signs mounted behind a window).
- Limiting **sky signs** and **signs mounted on bridge structures** to land adjoining a road in a Road Zone Category 1 in commercial areas.

Residential areas

Consider as relevant:

- Limiting signs for non-residential uses to one business identification sign per premises, except on a corner site, where an additional sign may be allowed.
- Limiting business identification signs to only a name, address and a logo.
- Limiting illumination to external illumination that switches off between 8pm and 8am.
- Encouraging signs to be fixed to a fence or building facade rather than freestanding or roof mounted.
- Discouraging the following signs in residential areas:
  - Promotion signs.
  - Above-verandah signs.
  - Sky signs.
  - High-wall signs.
  - Reflective signs.
  - Pole signs.
  - Internally illuminated, flashing or electronic signs.
  - Signs mounted on bridge structures.

15.01-1L **Urban Design**

Proposed C269yara

Strategies

Public realm

Support development that creates new public spaces to serve the needs of residents, workers and visitors.

Support development that improves the quality of the public realm.

Require public realm improvements when rezoning land.

Encourage developments to incorporate public art.

Wind

Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.

Weather protection

Support development that provides weather protection of the public realm (including footpaths and plazas).

Projections over a public realm

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public realm (including a laneway). This does not apply to verandahs/awnings for weather protection, particularly in commercial areas and architectural features.

Development ~~adjacent to~~ adjoining land in a Heritage Overlay

Provide a transition from any ~~adjacent~~ adjoining building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.

Provide a sympathetic and respectful design response that does not dominate an ~~adjacent~~ adjoining heritage place.

Use materials and finishes that do not detract from the fabric of the heritage place.

Adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

Laneways

Promote development abutting a laneway that:

- Provides a safe and well-lit environment for users of the laneway.
- Reflects the character of the laneway.
- Respects the scale of surrounding built form.
- Retains bluestone laneways.
- Locates primary pedestrian access to the street rather than a laneway, where street access is available.
- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway.
- Separates pedestrian entries from vehicle entries.
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians.
- Avoids light spill into adjacent private open spaces and habitable rooms.
- Enables all essential services to be provided to the development.

Commented [YCC1]: Submission 420:
Accept - Language improvements (Criteria 2).

Note: Based on consultation with GJM Heritage.

Commented [YCC2]: Submission 420:
Accept - Language improvements (Criteria 2).

Note: Based on consultation with GJM Heritage.

Commented [YCC3]: Submission 420:
Accept - Language improvements (Criteria 2).

Note: Based on consultation with GJM Heritage.

- Retains the public access function of the laneway.
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.

Support development that re-establishes laneways through the development site where such links were part of the historic street pattern.

Support development that creates new laneways and pedestrian links that are well integrated with the existing street pattern and improve permeability of sites.

Avoid development that:

- Obstructs existing access to other properties in a laneway.
- Overwhelms the character of a laneway.
- Would result in the use of a laneway for refuse storage.
- Results in garage doors protruding into the laneway.
- Requires multiple vehicle maneuvers to enter or exit the site.

Boulevards

Support development along Alexandra Parade, Queens Parade, Victoria Parade and Hoddle Street that:

- Maintains the landscaped character comprising avenue trees along Alexandra Parade, Victoria Parade and the south end of Queens Parade.
- Improves the landscape character of Hoddle Street.
- Provides a scale that reflects the context of the boulevard.
- Improves the pedestrian environments and the public realm along boulevards.
- Creates quality building design and reinforces the importance of the boulevard.

Provide a transition in built form between the boulevards and their low-scalerise, small-lot hinterlandsand any low-scale-rise existing residential areas along the boulevards.

Development adjacent to a public open space

Facilitate development that:

- Avoids overshadowing of public open space between ~~11am~~ 10am and 2pm on 22 September.
- Maintains, improves, or provides pedestrian access to the space.
- Orients windows and balconies to public open space to enhance public safety and the pedestrian experience.
- Relates the scale and siting of a building to the character of the park.
- Provides landscaping that complements the vegetation of the park.
- Provides weather protection of footpaths where practical and appropriate.

Design buildings adjacent to any public open space set aside under clause 19.02-6L to facilitate high quality and accessible public open space

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public open space.

Commented [YCC4]: Multiple submissions: Errors and corrections (Criteria 1).

Commented [YCC5]: Multiple submissions: Errors and corrections (Criteria 1).

Commented [YCC6]: Submission 372: Errors and corrections (Criteria 1).

Formatted: Font: Arial

Commented [YCC7]: Multiple Submissions: Additional content of benefit (Criteria 3)

15.01-2L Building design

--/--/---
Proposed C269yara

Policy application

This policy applies to all development.

Strategies

Building form

Design development to:

- Reflect and respond to streetscape elements, including:
  - Pattern of development.
  - Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- Avoid blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to relate the taller buildings to the scale of their surrounds and to diminish visual bulk.

Building heights

Ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme.

Ensure that development reflects the predominant low-rise character of the area, except in the areas below:

- Activity centres (as shown on the Strategic Framework Plan in clause 02.04-1 and clause 11.03-1L).
- Employment areas (as defined in clause 02.01).
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02.04-1)
- Boulevards (as defined in clause 02.03).

Avoid high-rise development unless specified by a schedule to the Design and Development Overlay.

Mid-rise development

Direct mid-rise development to the following locations:

- Appropriate locations within major and neighbourhood activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02.01 and 11.03-1L).
- Major regeneration areas (as shown on the framework plan in clause 02.04-1)
  - Alphington Paper Mills site.
  - Gas Works site in North Fitzroy.
  - South-west Cremorne (land south of Gough Street).
- Appropriate locations along the following Boulevards that are outside activity centres:
  - Alexandra Parade.
  - Hoddle Street.
  - Victoria Parade.

Support mid-rise development that:

- Contributes to a high-quality built form.
- Demonstrates architectural design excellence.
- Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and avoid visual bulk.
- Improves movement through the site.
- Provides active frontages at street level.
- Contributes to an improved public realm.

Building setbacks

Buildings should be aligned to the street at ground level unless they provide for public open space or landscaped edge.

Incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street.
- Limit excessive tiered building profiles on street and laneway frontages resulting from excessive numbers of upper level setbacks.
- Provide for soft landscaping including the planting of canopy trees, where appropriate.

Avoid front setbacks that:

- Consist of hard-paving (other than footpaths and driveways) rather than landscaping in the front setbacks in residential areas.
- Include recessed undercroft parking at ground level.
- Consist of car parking, basement car parking access and ventilation shafts.

Avoid the intrusion of balconies and building services into the setback.

Use materials at upper levels that are recessive in finish and colour.

Walls on boundaries

Ensure walls on boundaries avoid adverse impact on the amenity of any adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.

Site coverage

Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:

- The pattern of site coverage in the immediate area is higher than 80%; or
- There is a need to cap the site to deal with contamination.

Internal amenity

Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.

Encourage developments to provide:

- Lighting of common spaces.
- Passive surveillance of common spaces.
- Landscaping that maximises sightlines.

Impact of development on adjoining properties

Avoid impacts on existing adjoining development through:

- Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.
- Visual bulk.
- Overlooking and excessive screening.
- Noise from building plant and equipment.
- Loss of on-street car parking from excessive crossovers.

Equitable development

Avoid development that:

- Unreasonably compromises the development potential of adjacent sites by adversely affecting access to daylight, ventilation or locating windows and balconies close to boundaries which compromise amenity.
- Depends on or borrows from neighbouring sites for its amenity.

Facilitate an equitable share of amenity by recognising a site's context and size relative to adjoining sites.

Roof form

Design development to reflect or complement the dominant roof form of the surrounding area.

Materials

Use a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.

Include anti-graffiti materials and treatments at ground level.

Avoid detriment to nearby properties when using reflective materials.

Landscaping

Encourage the planting of trees and vegetation to increase their canopies and coverage to contribute to an urban forest

Facilitate landscaping (including planting in deep soil, planter boxes, green walls and green roofs) that:

- Promotes the on-going health of trees and vegetation that has been retained on site.
- Respects the landscape character of the area where there is a prevailing character.
- Integrates with the building design.
- Uses materials, treatments and plants that are permeable, durable and resistant to adverse environmental conditions.
- Retains existing mature trees where possible or incorporates suitable replacement planting where mature trees are removed.
- Includes indigenous plants.
- Maximises internal sight-lines to provide for pedestrian safety.

Avoid landscaping in new development that uses existing or potentially invasive weed species.

Pedestrian access

Provide separate vehicular and pedestrian access.

Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.

Match entries at ground floor level with the street level to assist with universal access.

Provide weather protection for entries.

Frontages

Provide active frontages in commercial areas.

Design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest.

Orient development to the street, and to both streets if a corner site.

Avoid dominant car parking, garage doors and driveways.

Front fences and gates

Reflect the predominant character of fencing and boundary treatments in the street in terms of height, material and permeability, and clearly defines the boundaries of a site.

Provide privacy and security that allows natural surveillance between the building and the street.

Carparking, loading facilities and outbuildings

Require carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:

- Set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) to appear visually recessive when viewed from the street.
- Located at the rear of a building, in an area of lower pedestrian activity.

Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity.

Maintain the prominence of pedestrian entries.

Minimise the number of garage doors facing a street.

Avoid open, ground level multi-space car parks.

Avoid blank walls of car parks visible from the street.

Provide legible and safe vehicular entries.

Conceal the view of cars at ground level and on upper levels of multi-deck car parking.

Conceal the view of car stackers from the public realm.

Minimise noise from deliveries through appropriate design, location and management of loading bays.

Service equipment

Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings and has limited visiblity from the public realm.

Allow plant rooms, lift over-runs and the like to exceed the height of a building where:

- Less than half the roof area is occupied by the equipment (except solar panels).
- It causes no additional overshadowing.

Low and Zero Carbon Development

- Support zero carbon development and the offsetting of emissions from the existing built environment.

Support the take-up of opportunities to improve the resource efficiency of existing buildings through refurbishment and retrofitting, including renewable and low carbon energy technologies.

Policy guidelines

Consider as relevant:

A site analysis plan for non-residential development that addresses:

- In relation to the subject site:
  - Site shape, size, orientation, slope (contours) and location and type of any easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - The location and heights of existing buildings on the site.
  - Solar access to the site.
  - Shadows cast by any existing buildings between 9am and 3pm on 22 September.
  - Location and botanical name of significant trees.
  - Fence heights, styles and location.
  - Views to and from the site.
  - Street frontage features such as poles, street trees, kerb crossovers and pedestrian access points.
  - Any other notable features or characteristics of the site.
- In relation to adjacent properties and the broader neighbourhood:
  - The location and heights of buildings on adjacent properties.
  - The use of buildings on adjacent properties.
  - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres.
  - Solar access to adjacent properties.
  - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting.
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural styles of surrounding buildings.
  - Location of any nearby places of cultural heritage significance.
  - Land (such as streets/ laneways and public parks) where natural surveillance is desirable.
  - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site.
  - Any other notable features or characteristics of the neighbourhood.
  - Prevent additional overshadowing of Darebin Creek and Merri Creek between 11am and 2pm on 22 June.
  - Prevent additional overshadowing of adjacent public open space.
  - Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:
    - Footpath on the southern side of streets oriented east-west in activity centres defined in clause 11.03-1L.
    - Opposite footpath on streets oriented north-south in activity centres defined in clause 11.03-1.

How the development responds to the site analysis.

- Whether new buildings and works are consistent with the scale, bulk and character of the area.

15.01-2L **Landmarks**

Proposed C269yara

Objective

Maintain the visual prominence of and protect primary views to Yarra's valued landmarks.

Strategies

Preserve primary views to landmarks as identified in Table 1.

Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks.

Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development.

Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night-time.

Commented [YCC1]: Other:
Officer change.

Policy Guidelines

Consider as relevant:

The *City of Yarra Landmark and Views Assessment* (Urban Ethos, October 2019).

Table 1: Landmark primary viewpoints and architectural significant elements

Landmark	Primary views	Architectural significant elements
Church spires		
St Ignatius **326-348 Church Street, Richmond**	▪ Tram terminus at intersection of Church and Victoria Streets ▪ North-east corner of intersection of Bridge Road and Church Street ▪ South-east corner of Church Street and Swan Street ▪ Citizens Park – path around oval at Highett Street/Gleadell Street entry	▪ Spire ▪ Belfry
St Mark's **268 George Street, Fitzroy**	▪ South-east corner of intersection of Moor Street and Gore Street ▪ South-west corner of intersection of Moor Street and George Street ▪ North-west corner of intersection of Condell Street and Napier Street	▪ Spire ▪ Belfry
St John the Baptist **61 Queens Parade, Clifton Hill**	▪ Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street ▪ Pedestrian crossing near Raines Reserve ▪ Alfred Crescent Pavilion in Edinburgh Gardens	▪ Spire ▪ Belfry
St Luke's **121-123 St Georges Road, North Fitzroy**	▪ South-east corner of intersection of Brunswick Street and Johnston Street	▪ Spire ▪ Belfry

	▪ North-east corner of intersection of Scotchmer Street and St Georges Road ▪ Walkway, north of grandstand in Edinburgh Gardens	
St Patrick's **1 Cathedral Place, East Melbourne**	▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North	▪ Spire ▪ Belfry
Clock towers		
Former Dimmeys store **140-160 Swan Street, Richmond** **(previously known as Ball Tower)**	▪ North-west corner of intersection of Swan Street and Yan Lane ▪ North-east corner of intersection of Stewart and Swan Streets ▪ North-east corner of intersection of Waverley Street and Swan Street	▪ Ball ▪ Clock stage ▪ Arcade stage
Richmond Town Hall **333 Bridge Road, Richmond**	▪ South-west corner of intersection of Lennox Street and Bridge Road ▪ South-east corner of intersection of Burnley Street and Bridge Road ▪ Citizens Park at i. Path around oval at Highett Street / Church Street entry ii. Path around oval where it meets the central entry from Highett Street	▪ Flag pole ▪ Pyramidal roof ▪ Clock stage ▪ Cornice and iron balustrade
Collingwood Town Hall **140 Hoddle Street, Abbotsford**	▪ South-west corner of intersection of Victoria Parade and Hoddle Street ▪ North-west corner of intersection of Johnston and Hoddle Street ▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street	▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Fitzroy Town Hall **201 Napier Street, Fitzroy**	▪ South-west corner of intersection of Condell Street and George Street ▪ Condell Street Reserve – centre of the park ▪ North-east corner of intersection of Kent Street and Moor Street	▪ Flag pole ▪ Cupola ▪ Clock stage ▪ Balustrade and entablature
Industrial structures		
Shot tower **94 Alexandra Parade, Clifton Hill**	▪ Intersection of Brunswick Street and Alexandra Parade - north-east corner of centre median ▪ Eastern Freeway (west of the Hoddle Street overpass) ▪ Darling Gardens (Rotunda)	Top one third of the tower

Advertising sky signs		
Pelaco sign **21 Goodwood Street, Richmond**	▪ Tram Stop 13 on Wellington Parade ▪ North-west corner of intersection of Punt Road and Wellington Parade ▪ South-west corner of intersection of Church Street and Hodgson Terrace	Sign
Skipping Girl sign **651 Victoria Street, Abbotsford**	▪ South-west corner of intersection of Burnley Street and Victoria Street ▪ Entry to the City of Yarra from the east (Victoria Street footpath, ~~east~~ south side) ▪ Intersection of Leslie Street and Victoria Street	Sign
Nylex sign **2 Gough Street, Cremorne**	▪ Morell Bridge – centre of bridge on its eastern footpath	Sign
Slade Knitware sign **105-115 Dover Street, Cremorne**	▪ North-west corner of intersection of Kelso Street and Dover Street	Sign
World Heritage		
Royal Exhibition Building **9 Nicholson Street, Carlton**	▪ Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street ▪ Along Marion Lane west of Fitzroy Street	▪ Drum ▪ Dome ▪ Lantern ▪ Flagpole

Commented [YCC2]: Other:
Officer change.

15.02-1L Environmentally sustainable development

This policy applies to residential and non-residential development, excluding subdivision,in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

~~Facilitate development that minimises environmental impacts.~~ ~~Encourage~~Achieve Best Practice environmentally sustainable development that:

- Is ~~consistent~~ relevant to with the type and scale of the development.
- Responds to site opportunities and constraints.
- ~~Adopts best practice through~~Utilises a combination of locally available techniques, method~~ologies~~s, ~~processes~~ and ~~locallyavailable technology~~ systems that have been demonstrated to achieve optimum ESD outcomes; and ~~demonstrably minimise environmental impacts.~~
- Encompass the full life of the build.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such aswater efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwaterand stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwaterrunoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access tofresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associatedexternal areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and

Commented [YCC1]: Submission 16:
Additional content of benefit (Criteria 3).

Note: All track changes proposed in Submission 16 have been accepted.

operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs,including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitiveurban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

~~A Sustainable Design Assessment or a Sustainability Management Plan must accompany an application given the proposed development typology.~~Consider as relevant the following:

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or othermethods) for:

- 2-9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100m^2 and 1,000m^2

A Sustainability Management Plan (including an assessment using BESS/Green star,STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1,000m^2

Non-residential

A Sustainable Design Assessment (including an assessment using BESS andSTORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 100m2 to 1,000m2.
- An extension to an existing non-residential building creating between 300m2 to
- 1,000m2 of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star,STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1,000m2
- An extension to an existing non-residential building creating more than 1,000m2 of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of thedevelopment.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star (Green Building Council of Australia)*
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)*
- ~~*Nationwide House Energy Rating Scheme 'NatHERS' (Department of Climate Change*~~

and Energy Efficiency)

- *Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)*
- *Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)*
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide (Sustainability Victoria, 2018).*

In determining an application, the responsible authority will consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority.

Commencement

This policy does not apply to applications received by the responsible authority before 19 November 2015.

Expiry

This policy will expire when it is superseded by an equivalent ~~comparable~~ provision of the VictoriaPlanning Provisions.

15.03-1L Heritage

--/--/---
Proposed C269yara

Policy application

This policy applies to all land within a Heritage Overlay.

Objective

To conserve Yarra's natural and cultural heritage.
To preserve the scale and pattern of streetscapes in heritage places.
To ensure the adaptation of heritage places is consistent with the principles of good conservation practices.

Commented [YCC1]: Multiple Submissions:
Additional content of benefit (Criteria 3).

Note: Objectives taken directly from existing Planning Scheme.

Strategies

New development, alterations or additions

Retain and protect individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'

Promote development that is high quality and respectful in its design response by:

- Maintaining the heritage character of the existing building or streetscape.
- Respecting the scale and massing of the existing heritage building or streetscape.
- Retaining the patterns and grain of streetscapes in heritage places.
- Not visually dominating the existing heritage building or streetscape.
- Not detracting from or competing with the significant elements of the existing heritage building or streetscape.
- Maintaining the prominence of significant and contributory elements of the heritage place.
- Respecting the following elements of the heritage place:
  - Pattern, proportion and spacing of elements on an elevation.
  - Orientation to the street.
  - Setbacks.
  - Street wall.
  - Relationship between solid and void.
  - Roof form.
  - Chimneys.
  - Verandahs.
  - Materials.
- Being visually recessive against the heritage fabric through:
  - Siting.
  - Mass.
  - Scale.
  - Materials.
  - Architectural detailing.
  - Texture.
  - Linking additions to historic form.
- Protecting and conserving the view of heritage places from the public realm (except from laneways, unless fabric visible from laneways is identified as being significant in the Statement of Significance for the place).

Use materials and finishes that minimise the visual impact of development by:

Commented [YCC2]: Submission 171:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Commented [YCC3]: Multiple submissions:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Commented [YCC4]: Submission 267:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

- Avoiding highly contrasting, vibrant colours and reflective materials (not including solar panels).
- Reflecting the historic character of the place.

Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.
- Obscuring views of its principal façade/s.

Set back additions:

- To avoid facadism, where only the visible façade is retained and the remaining fabric is demolished.
- To maintain the visibility of the three-dimensional form and depth of a building.

Retain or reinstate original street furniture and bluestone road or laneway materials and details.

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement to provide universal access.

Ensure that adaptation of heritage places is consistent with the principles of good conservation.

Demolition

Prioritise the conservation and adaptive reuse ~~preservation, restoration and adaptation~~ of a heritage place over demolition.

Commented [YCC5]: Submissions 171:
Language improvements (Criteria 2).

Note Based on consultation with GJM Heritage.

Avoid the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:

- The building is structurally unsound rather than just in poor condition.
- Alternative stabilisation works have been investigated.
- The replacement building and/or works clearly and positively supports the ongoing heritage significance of the area.

Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- The fabric does not contribute to the significance of the place.
- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the long-term conservation of the heritage place.
- The area of demolition is not visible from:
  - The street frontage (other than a laneway, unless the fabric visible from the laneway is identified in the Statement of Significance for the place).
  - A park or public open space immediately adjoining the site.
- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible facade of the building and demolishing the remainder.
- The replacement building is a high quality design.

Commented [YCC6]: Submission 267:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Encourage all applications for demolition to be accompanied by an application for new development.

Avoid the demolition of an individually significant or contributory building unless new evidence has become available to demonstrate that the building is not ~~does not possess the level~~ of heritage significance or does not contribute to the significance of a heritage place. ~~attributed to it in the incorporated document *City of Yarra Database of Heritage Significant Areas* (Revised February 2018).~~

Commented [YCC7]: Submissions 171:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Residential alterations or additions

Set back buildings and works to ~~the~~ a minimum depth of two front rooms to retain the original or earlyelements of the fabric of the individually significant or contributory building, its principal façade and primary roof form.

Require that buildings and works to heritage places on corner sites or sites with dual frontages to roads are:

- Set back to match the setback of the individually significant or contributory building or the adjoining building, whichever is the lesser.
- Read as a secondary element when viewed from the adjoining street.

Avoid additions that are taller than the individually significant or contributory building except in circumstances where the development is:

- Appropriately set back from the front and side facades.
- Proportional to the scale of the individually significant or contributory building.
- Substantially concealed.

Residential infill

Set back residential infill development ~~a similar distance from the principal street frontage to those~~ to match the setback of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill to reflect the prevailing roof pitch and form.

Avoid using atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

Commercial and former industrial heritage places

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of the individually significant or contributory building.

Avoid the following in the facades of individually significant and contributory buildings:

- New openings.
- Enlarging existing openings.
- New floor plates, walls, columns or structural supports cutting through openings.
- Highly reflective glazing in historic openings (not including solar panels).
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts.
- Unarticulated curtain glazing.
- Balconies in historic openings.

Commercial heritage places

Require all buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.

Maintain the prominence of the street wall through appropriate upper level setbacks.

Require new development in activity centres to respect the prevailing street wall height in the immediate area.

Protect and conserve heritage shopfronts and verandahs.

Require that new shopfronts complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any.

Maintain the existing canopy / verandah height of adjoining heritage buildings and the heritage streetscape.

Commented [YCC8]: Multiple Submissions:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Commented [YCC9]: Multiple Submissions:
Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Require a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

Require inset balconies above the street wall rather than projecting balconies.

Retain the visual prominence of both facades of buildings on corner sites (not including laneways).

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.

Former industrial heritage places

Protect and conserve roof forms that contribute to the significance of the building, particularly those parts that are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys.

Protect and conserve features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites.

Encourage new ~~buildings and works~~development on small scale one or two storey industrial buildings~~not to exceed the visible volume of~~ that do no visually dominate the historic form when viewed from the public realm.

Retain redundant equipment on significant industrial sites where it aids the understanding of the heritage place.

Relocation

Retain a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place.
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place.
- A suitable location is secured.

Restoration and reconstruction

Retain the significance of the heritage place and the original fabric through:

- Restoration (returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material).
- Adaptive re-use.
- Reconstruction, where evidence exists (returning a place to a known earlier state, including the introduction of new material).

Support the reconstruction of a building or works that previously existed in a heritage place if:

- The reconstruction will support the significance of the heritage place.
- Evidence exists to support the accuracy of the reconstruction.

Encourage the reconstruction of a missing building in an otherwise identical row or pair of buildings if it supports the cultural significance of the heritage place.

Painting and surface treatments

Support the removal of paint and other surface treatments from originally unpainted/untreated masonry surfaces by non-abrasive methods.

Retain historic painted signs.

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other surface treatments of unpainted surfaces.

Ensure paint colours and types are consistent with the period of construction and architectural style of the heritage place.

Commented [YCC10]: Multiple Submissions: Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Commented [YCC11]: Multiple Submissions: Additional content of benefit (Criteria 3).

Note: Based on consultation with GJM Heritage.

Trees, landscapes, parks and gardens

Support the retention of culturally significant (including those of aesthetic, historic, scientific, social or spiritual value for past, present or future generations) trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe.
- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

Require that works do not impact on the health or viability of culturally significant trees.

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance (including the aesthetic, historic, scientific, social or spiritual value for past, present or future generations) of the landscape.

Maintain the cultural significance of historic parks and gardens.

Subdivision

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

Require subdivision to respect and respond to the significance of the heritage place including the original road and lot layout, the rhythm and pattern of building frontages and/or buildings in the streetscape.

Ensure that the subdivision of former industrial complexes reflects or interprets the historical arrangement of the heritage buildings or processes.

Services and equipment

Require that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.

Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.

Support fixed mobility services and equipment (including wheel chair ramps and grab-rails) where they have been designed having regard to the heritage place.

Roof terraces and roof decks

Set back roof terraces/roof decks so that they are concealed when viewed from the street.

Require that roof terraces/roof decks are set back a minimum of one metre from chimneys and parapets.

Avoid uncovered or open upper level decks and balconies and glass balustrades where they are visible from the front street and when on a corner, the side street.

Require that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

Fences and gates

Retain original fences and gates that contribute to the significance of the heritage place.

Require front fences and gates to allow views to heritage places or contributory elements from surrounding streets.

Avoid high fencing, gates and boundary treatments (such as roller doors) that are unrelated to the historic character of the area.

Ensure that fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

Archaeological sites

Encourage applicants to consult with Heritage Victoria to facilitate compliance with Part 6 of the Heritage Act 2017.

Require an archaeological assessment where there is a known site of archaeological significance.

15.03-1L **World Heritage Environs Area**

--/--/---
Proposed C269yara

Policy application

This policy applies to all land within HO361 World Heritage Environs Area Precinct.

Objectives

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character (built form and landscapes) of the area.

To ensure new development in the area has regard to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

Strategies

Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.

Retain and conserve the valued heritage character of streetscapes.

Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.

Avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.

Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the precinct including Gertrude Street, Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street.

Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:

- Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed alleys and avenues.
- Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

16.01-2L Location of residential development

Proposed C269yara

Objective

To direct the majority of new housing development to locations within an activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04-1).

Strategies

Manage housing growth in high and moderate change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

Support residential growth that is appropriate to both its physical location and strategic context.

In high change areas (as shown on the Strategic Housing Framework Plans in this clause):

- Encourage higher density residential and mixed use development in the form of apartment buildings that establish a new character for the site or precinct.
- Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land.

In moderate change areas (as shown on the Strategic Housing Framework Plans in this clause):

- Support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character.
- Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land.

Objective

To maintain the character and scale of established residential areas that have limited potential for housing growth.

Strategies

Manage housing growth in minimal and incremental change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

Provide for minimal change in minimal change areas by encouraging development:

- Of one or two dwellings on typically small individual lots.
- That respects the prevailing type, scale and character of development in the street.

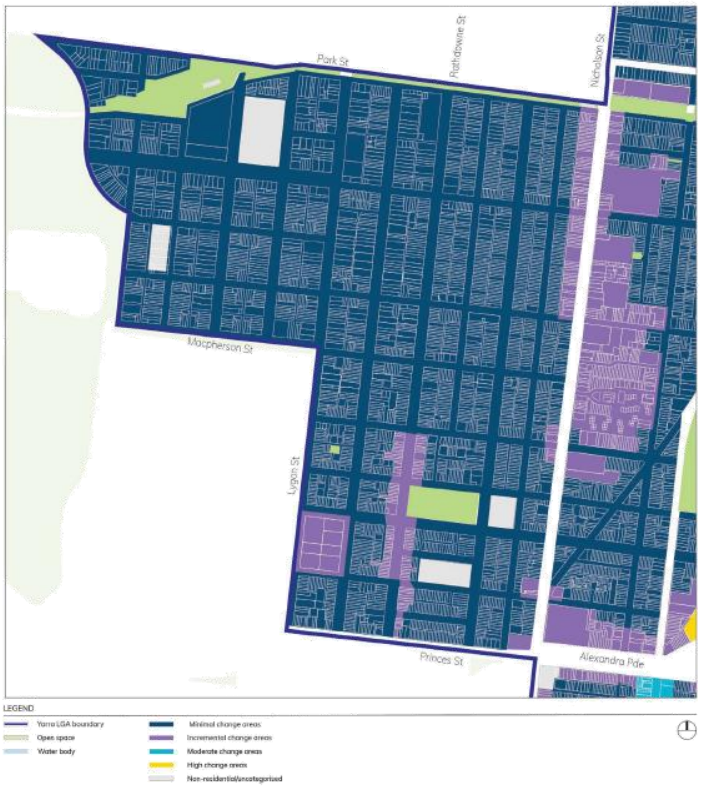
Provide for incremental change in incremental change areas by encouraging development:

- Of single or town house type dwellings on individual lots or smaller scale apartment development.
- That respects character of the street.

Limit housing growth in minimal change areas and incremental change areas outside activity centres to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.

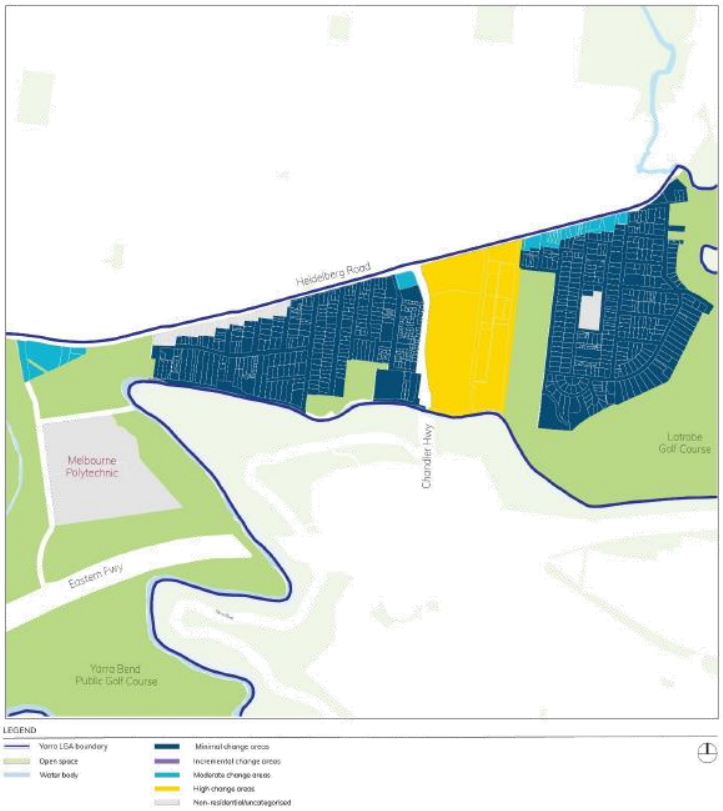
Support mixed use development in incremental change areas within activity centres to maintain the role and function of the centres as locations for economic activity.

Strategic housing framework plan – Princes Hill and Carlton North

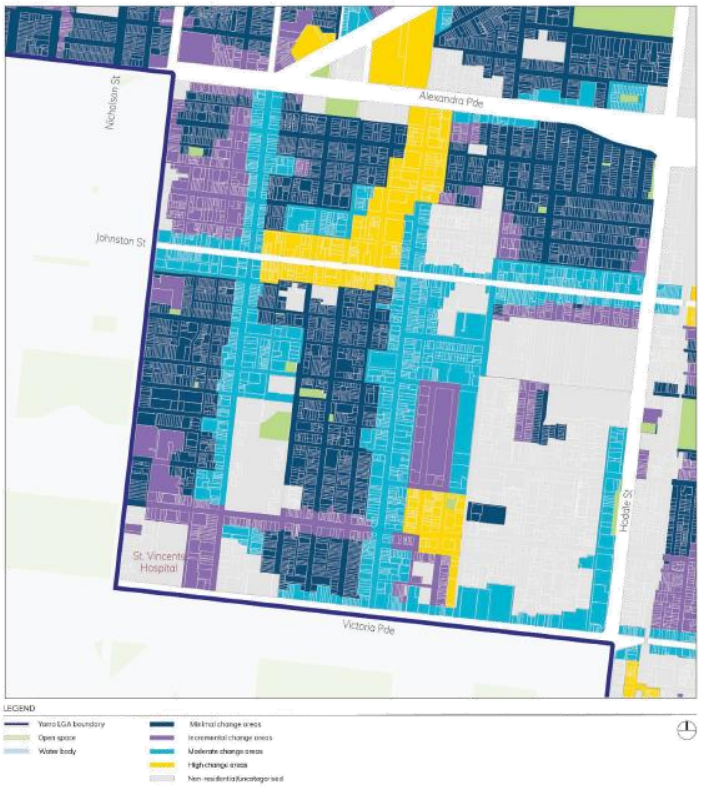


Strategic housing framework plan – Fitzroy North and Clifton Hill

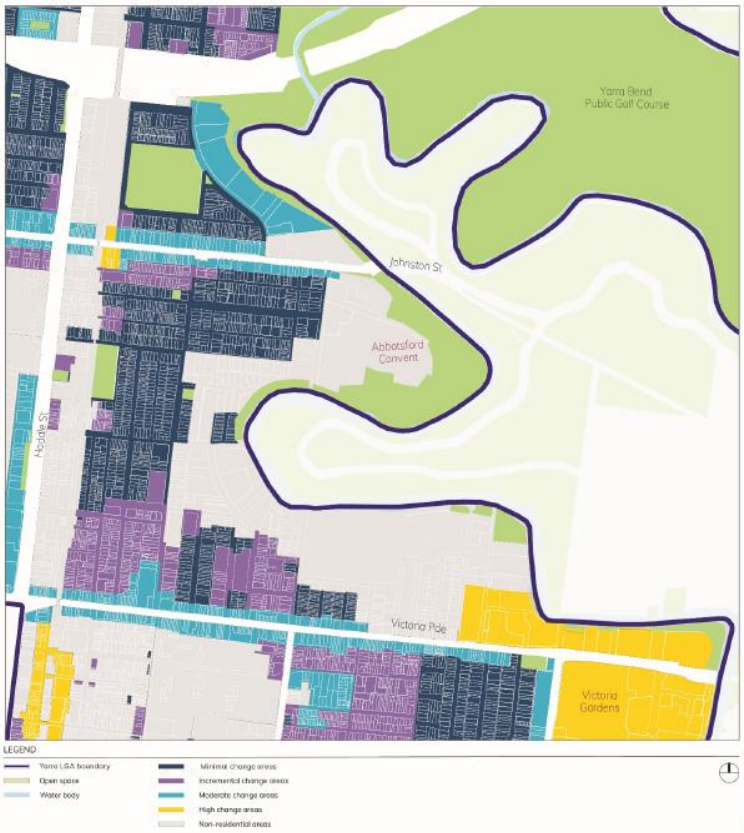
Strategic housing framework plan – Fairfield and Alphington



Strategic housing framework plan – Fitzroy and Collingwood

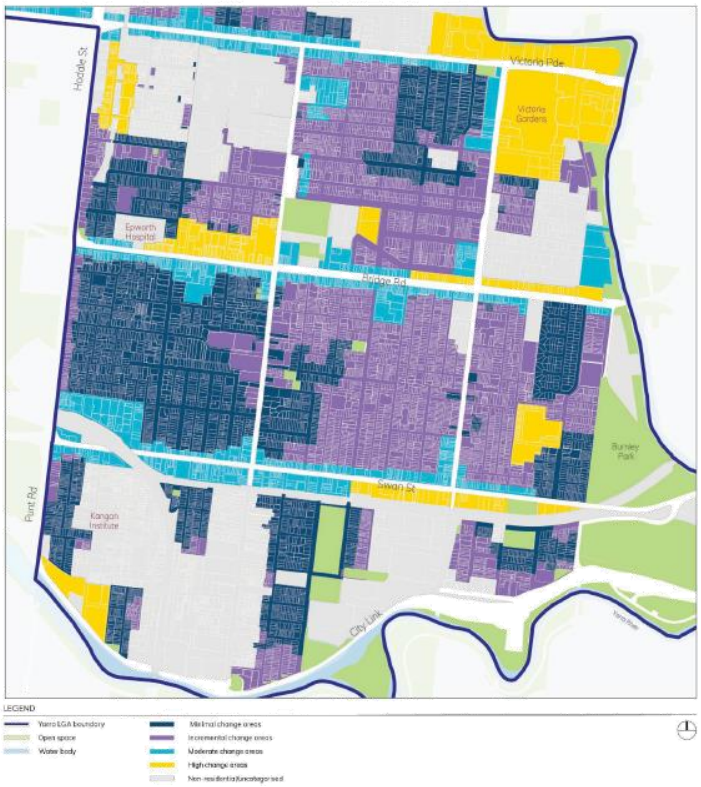


Strategic housing framework plan – Abbotsford



Commented [YCC1]: Submission 424:
Additional content of benefit (Criteria 3).

Strategic housing framework plan – Richmond, Cremorne and Burnley



16.01-3L Housing diversity

Proposed C269yara

Strategies

Provide housing diversity ~~to be demonstrated~~ when rezoning land for residential use and in major residential developments of 50 or more dwellings.

Support well designed apartment development in high and moderate change areas (as shown in the figures in clause 16.01-2L) that include:

- The provision of larger dwellings suitable for families and shared households particularly on the lower levels of the building and the ground floor, with good access to well-designed communal open space.
- External spaces and large common rooms that promote social interaction as well as shared break out spaces and quiet areas.

Support alterations and additions to single houses to provide accommodation for larger household types.

Support emerging housing models such as cohousing that provide private and shared spaces.

Support purpose-built student housing in locations that have good access (by walking, cycling or public transport) to the tertiary institutions in the municipality.

Commented [YCC1]: Submission 289:
Language improvements (Criteria 2).

16.01-4L Housing affordability

--/--/---
Proposed C269yara

Objective

To facilitate the provision of affordable housing for key workers and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing.

Strategies

Support development that includes a provision of affordable housing within its mix of dwellings.

Provide well-designed affordable housing within new development that is integrated with the remainder of the development.

Support development that caters for key workers (employed in the provision of essential services such as in the police, health, emergency or education sectors) within or close to activity centres, health and education precincts.

Objective

Support the provision of new public housing and upgrades to existing social housing (includes public housing).

Strategy

Support the development of new and additional social housing, in line with identified needs.

Policy guidelines

Consider as relevant:

- The capacity for a rezoning to residential use to provide a minimum of ten per cent affordable housing.
- The capacity of a major residential development of 50 or more dwellings to deliver a minimum of ten per cent of affordable housing, unless affordable housing has been provided as part of an earlier rezoning of the site.

17.01-1L **Employment**

Proposed C269yara

Strategies

Support development that provides high quality amenity for workers.

Support development that provides affordable workspaces and co-working spaces to facilitate a diverse range of enterprises, including small businesses, artists and creative industries.

Recognise that commercial and industrial land can support employment uses during the day time whilst also supporting activities that contribute to the night-time economy.

Support uses that provide services for workers in employment areas and are ancillary to their employment function.

Cremorne and Gipps Street major employment precincts

Objective

To maintain and grow employment in the Cremorne and Gipps Street major employment precincts, as identified on the Strategic Framework Plan in clause 02.04.

Strategies

Manage the redevelopment of sites within Yarra's major employment precincts to provide uses that support their intended economic function.

Maintain zoning that supports the economic function of the major employment precincts.

Encourage the ~~consolidation and~~ intensification of employment land in Yarra's major employment precincts.

Support development that provides high-quality built form outcomes within Yarra's major employment precincts.

Support development that improves the public realm of major employment precincts, including the provision of or access to public open space.

Support improvements to pedestrian environments in major employment precincts, including:

- Wider and continuous footpaths.
- Links through sites.
- Links to public transport.
- Improved lighting and legibility to improve safety and security.

Manage transport within, to and from the major employment precincts by:

- Prioritising walking, cycling and public transport over car-based transport.
- Avoiding additional vehicle crossovers on major roads.
- Locating loading and waste collection facilities away from pedestrian environments.

Commented [YCC1]: Submission 324: Additional content of benefit (Criteria 3).

17.02-1L Retail

--/--/----
Proposed C269yara

Strategies

Support retail proposals that add to the sustainability and vitality of activity centres, including niche retailers that attract shoppers from the broader metropolitan area.

Encourage improvements to shop fronts and retail premises to improve the quality of the built environment in activity centres.

Ensure shopping centres or internalised mall developments provide active street frontages, a pedestrian interface and integrate with their surrounds in terms of design, layout and movement.

17.04-1L Tourism, arts and culture

--/--/---
Proposed C269yara

Objective

To promote Yarra as a pre-eminent tourism, arts and cultural destination in metropolitan Melbourne.

Strategies

Promote a diversity of arts and cultural uses, including live music venues, performance spaces, galleries and artist studios.

Promote the creative industries and artistic sectors by encouraging the provision of affordable workspaces for artists and public art installations.

Encourage public realm enhancements in locations that support visitor attractions.

Support proposals for visitor accommodation (including hotels and serviced apartments) where they contribute to the area's economic role or tourism offer, have good access to public transport, and are designed to avoid amenity impacts on residents within the same building or surrounding area.

18.02-1L Sustainable transport

Objective

Proposed C269yara

To secure a sustainable transport system that reduces the impact of private motor vehicle traffic and on-street parking.

Strategies

Encourage development to prioritise transport modes in order of the following transport hierarchy:

- Walking
- Cycling
- Public transport
- Commercial vehicles serving businesses and institutions
- Subscription based vehicles (eg. car shares)
- Private motor vehicles

Support development that reduces reliance on private cars.

Encourage lower amounts of car parking within developments.

Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities).

Policy guideline

Consider as relevant:

Green travel plans for:

- Non-residential buildings with a gross floor area greater than 1000 square metres.
- Apartment developments containing more than 10 dwellings.

18.02-1L Walking

Objective

To improve the walking network and create high-quality pedestrian environments.

Strategies

Ensure that footpaths and pedestrian environments associated with development is designed to:

- Give priority to pedestrians in street environments.
- Provide a continuous path of travel that is safe, uncluttered and well-lit, and allows ease of use for people of all ages and abilities.
- Make crossing streets and roads safe, comfortable and convenient, with minimal delays to pedestrians.
- Include clear signage to enable way finding.
- Provide direct access to public transport stops and stations.

Support the upgrade and establishment of paths along the Yarra River, Merri Creek and Darebin Creek and to neighbouring municipalities as identified on the Strategic Framework Plan in clause 02.04.

Encourage publicly accessible pedestrian links through large sites.

Commented [YCC1]: Submission 289:
Errors and corrections (Criteria 1).

18.02-1L Cycling

Objective

To improve cycling infrastructure and facilitate cycling for people of all ages and abilities.

Strategies

Encourage the provision of secure bicycle parking (including cargo bicycles) and high-quality end-of-trip facilities.

Provide separate entrances for bicycles and motorised vehicles in developments.

Provide easily accessible visitor bicycle parking as part of development.

Support the upgrade and establishment of paths and waterway crossings along the Yarra River Merri Creek and Darebin Creek and to neighbouring municipalities as identified on the Strategic Framework Plan in clause 02.04.

Encourage publicly accessible and safe cycling links through large sites, where links will connect with the existing cycling network.

Encourage the provision of electric bicycle infrastructure.

Policy guidelines

Consider as relevant:

Providing secure bicycle parking (including cargo bicycles) and end-of-trip facilities consistent with the Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment~~ 2015~~).

Commented [YCC2]: Other:
Officer change

*Note: Consequential change made through acceptance of changes proposed in **Submission 16**.*

18.02-3L Road system

--/--/----
Proposed C269yara

Strategies

Support the reconfiguration of roads and junctions to improve the reliability and safety of all road users including pedestrians and cyclists.

Support the reorganisation or enhancement of streets to improve the public realm, and where appropriate, provide space for other non-transport uses or activity.

Use side streets and where necessary, laneways to provide access to car parking.

Locate and design vehicle crossings to:

- Ensure the safety of footpath and road users.
- Prevent disruption to footpath and road users.
- Avoid the removal of street trees and landscaping.
- Avoid multiple vehicular movements for access or egress.
- Avoid the loss of on-street parking from an excessive number and width of vehicle crossings.
- Avoid new vehicle crossovers in streets with few or no crossovers.

Ensure unused vehicles crossings are removed, with nature strips, street trees, landscaping and footpaths reinstated.

Avoid vehicle access arrangements of development from delaying or interfering with public transport travel times and reliability.

Support measures that direct freight movements to the Principal Freight Network and arterial roads and reduce the impact of freight on residential areas.

Policy guidelines

Consider as relevant:

Limiting vehicle crossings to one per site frontage where rear laneway access cannot be provided.

18.02-4L **Car parking**

Proposed C269yara

Objective

To ensure car parking is supplied and managed consistent with promoting travel by sustainable modes.

Strategies

Support a reduction in the required number of car parking spaces where:

- The site has high public transport accessibility and is located within walking or cycling distance to shops, jobs and amenities;
- The development or use is unlikely to result in unreasonable impacts on existing on-street parking;
- Increased motor vehicle traffic from the development is likely to unreasonably impact on the amenity of nearby residents;
- The development more efficiently uses the upper floors of existing commercial buildings in activity centres and employment areas (where relevant); and
- The development provides adequate bicycle parking.

Support a reduction in the required number of car parking spaces where there are alternative modes of transport available.

Consider a reduction in the required number of car parking spaces where car share bays are provided to reduce reliance on privately owned vehicles.

Provide efficient shared car parking provision in activity centres and employment areas.

Encourage the provision of parking for ride-sharing vehicles, visitors, motorcycles and scooters in larger scale developments.

Encourage the provision of publicly accessible car share bays in major developments.

Provide illumination of car parking that offers safety without compromising the amenity of adjoining residential development.

Respond to car parking needs in precincts, through the preparation of structure plans and development plans.

Maintain high levels of pedestrian safety and sight lines.

Policy guideline

Consider as relevant:

- Electric vehicle infrastructure consistent with the *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment, 2015).

Commented [YCC1]: Other:
Officer change.

Note: Consequential change made through acceptance of changes proposed in ***Submission 16.***

19.02-1L Yarra's health precincts

--/--/----
Proposed C269yara

Objective

To support the municipality's health precincts, recognising their specialised role in both Yarra and metropolitan Melbourne.

Strategies

Encourage health care uses and allied services to locate within the municipality's health precincts defined by:

- St Vincent's public and private hospitals and ACU Health and Education Precinct: land bounded by Brunswick, Gertrude and Nicholson Streets, Victoria Parade and ACU campus.
- Epworth Hospital Health Precinct: land fronting Bridge Road within in the Bridge Road Major Activity Centre, Erin Street, Normanby Place and Lennox and Judd Streets (generally south of Erin Street).

Support uses that complement and are ancillary to the role of the health precincts.

Manage interface impacts such as building bulk, overshadowing, noise and lightspill from the health and employment precincts on adjacent residential and commercial areas.

19.02-2L Yarra's education precincts

--/--/---
Proposed C269yara

Objective

To support the municipality's education precinct identified in Plan Melbourne, to recognise its specialised role and function in both Yarra and metropolitan Melbourne.

Strategies

Promote education in Yarra's health and education precincts as identified in the Yarra Health and Education Precinct Framework Plan to Clause 19.02-1L, by supporting:

- The growth of the Australian Catholic University Education Precinct as an education and research employment hub.
- Development that promotes the teaching role in the St Vincent's Hospital Health Precinct and the Epworth Hospital Health Precinct.

Support uses that are ancillary to and complement the role of the municipality's health and education precincts.

Ensure interface impacts between the health and employment precincts and adjacent residential and commercial areas are managed.

Attachment 5 - Attachment 5 - Amendment C269yara - Preferred Version

19.02-6L1 Public **Open space**

Proposed C269yara

Objective

To protect and enhance existing public open space and increase the quantity and quality of open space and provide a linked network that meets existing and future community needs.

Strategies

- Promote improvements to the quantity, quality and accessibility of open spaces, particularly in those parts of the city where there are deficits in open space.
- Support a range of functions in open spaces, including leisure and recreation, and where appropriate, community gardens and urban agriculture.
- Facilitate improved links between open spaces within the city and other municipalities to form a network.

Page 1 of 1

Commented [YCC1]: Multiple submissions:
Errors and corrections (Criteria 1).

Commented [YCC2]: Submission 302:
Language improvements (Criteria 2).

Commented [YCC3]: Other:
Officer change.

*Note: Consequential change made through acceptance of changes proposed in **multiple submissions**.*

19.02-6L Public open space contribution

Proposed C269yara

Policy application

This policy applies to all applications for development or subdivision of land that includes residential use.

Objectives

To identify when and where land contributions for public open space are preferred over cash contributions.

To set aside land suitable for public open space as part of the design of a development so that it can be transferred to or vested in Council, in satisfaction of the public open space contribution requirement specified in the ~~schedule~~ Schedule to Clause 53.01.

Commented [YCC1]: Submission 260: Errors and corrections (Criteria 1).

Strategies

Land contributions for public open space will be preferred over cash contributions in the following areas shown in the Open Space Contributions Plan to this clause.

- Abbotsford
- Collingwood
- Fitzroy
- North Fitzroy
- North Richmond
- Central Richmond
- Cremorne/ Richmond South

In all other areas of the municipality, a cash contribution equal to the amount specified in Clause 53.01 is required.

In locations where a preference for a land contribution has been identified, set aside land for public open space early in the planning of a development or subdivision.

Design buildings adjacent to any public open space set aside under this clause to facilitate high quality and accessible public open space.

Policy guidelines

Consider as relevant:

- The suitability of land to be contributed as public open space at the time of the subdivision of the land or building, will meet the following selection criteria:

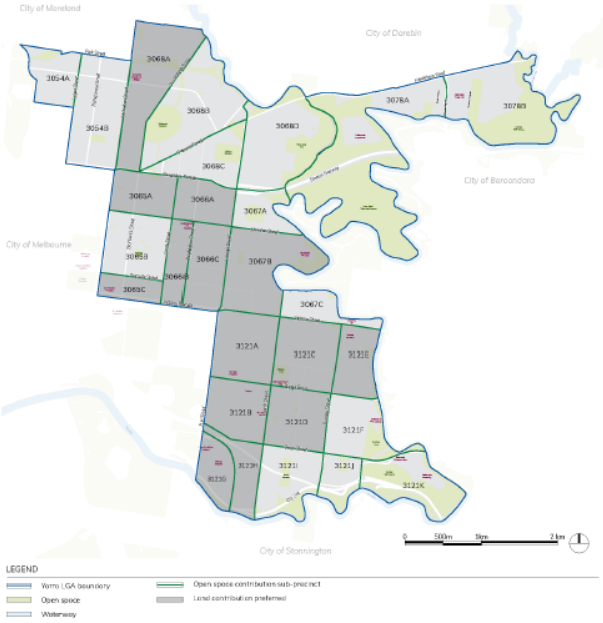
  Land to be contributed:

  - Should have an area of about 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
  - Should be of a shape and size that will be adequate for the proposed use, having regard to the nature of public open space in an inner-city environment or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
  - Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
  - Should be located or be capable of being designed to provide a high degree of casual surveillance.

- Must be accessible.
- Should be visible from adjacent thoroughfares.
- Should receive reasonable sunlight between 9am and 2pm on September 22.
- Should be located away from major or secondary arterial roads.
- Should have an entry from a local street or be capable of being provided with such entry.

▪ Whether any building on land adjacent to public open space set aside under this clause has been designed to accommodate public open space in a manner that meets the majority of the above selection criteria.

Open Space Contribution Plan



19.03-2L Development contributions

--/--/----
Proposed C269yara

Strategies

Provide new or upgraded social and physical infrastructure in line with identified needs.

Support development that provides contributions towards the upgrading or provision of infrastructure through voluntary contributions.

19.03-3L Water sensitive urban design

--/--/----
Proposed C269yara

Policy application

This policy applies to applications for:

- The construction of a building.
- An extension to an existing building that is 50 square metres in floor area or greater.
- Subdivision of land in a commercial zone.

This policy does not apply to an application for the subdivision of an existing building.

Objective

To achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 amended).

To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.

To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.

To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

Strategies

Improve the quality of stormwater and reduce the flow of water discharged to waterways including through:

- Collection and reuse of rainwater and stormwater on site.
- Vegetated swales and buffer strips.
- Rain gardens.
- Water recycling systems.
- Infiltration, including porous paving and permeable trenches/sumps.
- Directing flow from impervious ground surfaces to landscaped areas.
- Use of silt traps and other measures during construction.

Use measures to prevent litter being carried off-site in stormwater flows, including:

- Waste enclosures and storage bins.
- Litter traps for developments with the potential to generate significant amounts of litter.

Encourage green roofs, walls and facades on buildings where practicable (to be irrigated with rainwater/stormwater) to enhance the role of vegetation on buildings in managing the quality and quantity of stormwater.

Incorporate works to maintain or improve the quality of stormwater within or exiting the site.

Avoid adding to the storm water discharge or adversely affecting water quality entering the drainage system.

Policy guidelines

Consider as relevant:

- Best practice stormwater management as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).
- The following tools (or equivalent):

- Melbourne Water's STORM Calculator.
- Model for Urban Stormwater Improvement Conceptualisation (MUSIC).

- The level of ongoing management required to achieve and maintain the desired stormwater quality measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.

Expiry

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

19.03-5L **Waste**

Proposed C269yara

Strategies

Make provision for waste and recycling in new development, including separation, storage and collection facilities and facilities for composting.

Ensure that the size and design of waste and recycling facilities can accommodate the waste and recycling likely to be generated by the development.

Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport.

Where possible, encourage waste and recycling facilities are sensitively and discreetly located.

Commented [YCC1]: Multiple submissions: Additional content of benefit (Criteria 3).

SCHEDULE TO CLAUSE 52.28 GAMING

1.0 Objectives

Proposed C269yara

To manage the social and economic impacts of gaming (electronic gambling).

To locate gaming (electronic gambling) machines away from disadvantaged or vulnerable communities.

To ensure that the location of gaming machines and the design of gaming machine venues minimise the risks associated with electronic gaming and avoids exacerbating problem gambling.

To discourage convenience gaming.

To provide for gaming that limits adverse impacts on surrounding uses and facilitates a net community benefit in Yarra.

2.0 Prohibition of a gaming machine in a shopping complex

Proposed C269yara

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
~~Richmond Plaza, Richmond~~ Richmond Traders, Richmond	Land on the northwest corner of Church Street and Bridge Road, Richmond.
Victoria Gardens Shopping Centre	Land located at the corner of Burnley Street and Victoria Street, Richmond.

Commented [Yarra1]: Other:
Officer change

3.0 Prohibition of a gaming machine in a strip shopping centre

Proposed C269yara

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0 Locations for gaming machines

Proposed C269yara

Gaming machines should not be located:

- In areas where gaming is discouraged as shown on Gaming Policy Map to this schedule.
- In or immediately opposite neighbourhoods with a relatively high concentration of gaming machines (above the Victorian average).
- Where there is convenient access to places of high pedestrian activity, including shops and railway stations.
- In areas offering a limited choice of alternative non-gambling activities for the local community, including within the venue or in close proximity to the venue.

5.0 Venues for gaming machines

Proposed C269yara

Gaming machines should only be located in venues that:

- Offer social, entertainment and recreational opportunities and activities other than gaming as the primary purpose of the venue.
- Have a gaming floor area of less than 25% of the total floor area of the venue.
- Promote responsible gaming practices.
- Do not allow for 24 hour-a-day operation.

6.0 Application requirements

Proposed C269yara

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The proposed design and layout of the premises including all signage.
- A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices.
- Evidence of compliance with the relevant gaming regulations for premises layout and design.
- An assessment of the social and economic benefits and disadvantages of the proposed gaming machines comprising:

  Socio-economic impact

  - An analysis of the venue's projected patron catchment and its socio-economic profile. The analysis should include justification and details of the projected catchment area.
  - If it is proposed to move Electronic Gambling Machines (EGMs) from one part of the municipality to another:
    - Details of the relative social and economic differences between the two areas
    - An explanation as to why the EGMs are being transferred.

  Location assessment

  - Characteristics of the local area, including the location of and distance to shopping complexes and strip shopping centres, community facilities, social housing, counselling services and public transport.
  - Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities and activities at the venue and within 1km of the venue.
  - If required, pedestrian counts outside the venue.

  Gaming machine impacts

  - Details about the existing and proposed distribution and density of EGMs in the municipality and its neighbourhoods.
  - Details of existing gaming expenditure at the venue over a 3 year period prior to the application (if relevant) and a one year forecast of the anticipated expenditure at the venue if the proposal was to be approved.
  - If EGMs are to be relocated from other venues, and as a result gaming expenditure is likely to be transferred from other venues:
    - Particulars as to how the level of transfer has been calculated (including, but not limited to, comparison per machine expenditure at the venue prior to and then after the additional machines, current usage levels of machines at the venue, projected usage level of machines at the venue after the additional machines).
    - The amount of transfer expenditure anticipated.
    - The resulting impact on revenue of the venue from where the expenditure is transferred.
    - The resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services etc).

  Benefits

  - Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community.

  Analysis

  - Assessment of key social and economic issues and overall net community impact.
  - Measures to mitigate any negative impacts.

7.0 Decision guidelines

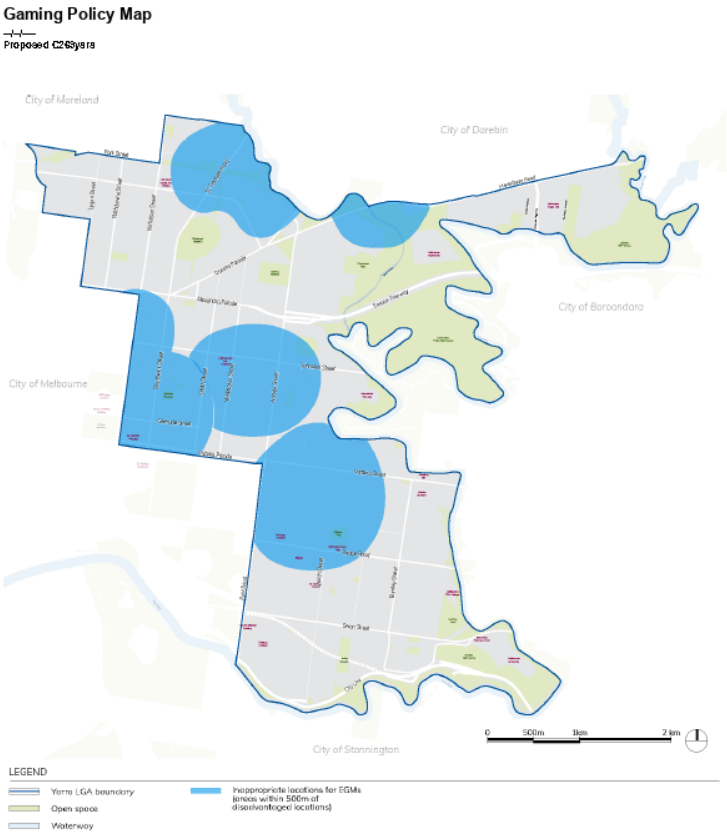
Proposed C269yara

The following decision guidelines apply to an application for a permit under Clause 52.28, in addition to those specified in Clause 52.28 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the proposal increases EGM densities in the neighbourhood; and how that increase affects the local community and compares with the metropolitan Melbourne average.

- Whether approval is likely to increase the socio-economic disadvantage of the local community.
- The net community benefit to be derived from the application, taking into account the following:
  - The socio-economic profile and patron catchment of the area within 1km of the venue.
  - Location of the venue in relation to nearby land uses and transport facilities.
  - The availability of other entertainment and recreation facilities within 1km of the venue and at the venue.
  - The social and economic impacts of the proposal.
  - The distribution and density of gaming machines in the neighbourhood and municipality.
  - If the gaming machines are to be relocated from within the municipality, the comparative advantages and disadvantages of the two locations.
- Whether the location of the gaming machines or gaming premises is close to places of community congregation and will encourage convenience gaming.
- Whether patrons will have a choice of non-gambling entertainment and recreation activities at the venue or within 1km of the venue.
- The impact of the proposal on the amenity of the area and surrounding land uses, including through their:
  - Operating hours.
  - Management of patrons.
  - Generation of noise and disturbance.

Attachment 5 - Attachment 5 - Amendment C269yara - Preferred Version



Attachment 5 - Attachment 5 - Amendment C269yara - Preferred Version

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

Proposed C269yara

Name of document	Introduced by
5-15 Mayfield Street, Abbotsford, Incorporated Document, October, 2018	C188
10 Bromham Place, Richmond Incorporated Document, February 2013	C171
18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)	C218
32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013	C170
351-353 Church Street, Richmond – Incorporated Document, Feb 2019	C225
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley C150 Street West Precinct - Incorporated Plan, 2012	C150
Amcor Alphington Paper Mill Site Preparation – Incorporated Document, September C161 2012	C161
Atherton Gardens – Fitzroy, September 2010	C136
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended GC80 December 2017)	C267yara
City of Yarra Database of Heritage Significant Areas, revised September 2019	C269yara
Cremorne Balmain Dover Street Project	NPS-1
Crown Land Car Park Works, Burnley, August 2005	C92
Fitzroy Former Gasworks Site, Incorporated Document, February 2018	C242
Flying Fox Campsite, Yarra Bend Park, December 2004	C90
Guidelines – Managing noise impacts in urban development, ~~October 2019~~June 2021	C269yara
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	C178
Local Policy "Protection of Biodiversity" Sites of Remnant Vegetation (Biosis 2001)	C49
M1 Redevelopment Project, October 2006	C86
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Planning and Design Principles for the Richmond Maltings Site, Cremorne, November 2007	C101
Richmond Walk Up Estate Redevelopment, September 2010	C136
Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond C135 Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority, May 2010	C135

Commented [YCC1]: Other:
Officer change.

*Note: Consequential change through review of policy in response to **Submission 15**.*

Name of document	Introduced by
Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford	C56
Swan Street Works, Burnley, June 2005	C91
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victoria Gardens Building Envelope and Precinct Plan and Precinct 3 Plan – C7 Warehouse Area	C7
Victoria Gardens Urban Design Guidelines	NPS-1
Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS-1
Yarra Gardens Precinct Plan, December 2009	C126

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

Proposed C269yara

Name of background document	Amendment number Clause reference
Activity Centres Roles and Boundaries (City of Yarra, Oct 2019)	Clause 11.03-1L
Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE', ~~2015~~)	Clause 15.02-1L
Building for Diversity – Yarra's Social and Affordable Housing Strategy (Yarra City Council, November 2019)	Clause 16.01-4L
Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS, 2013)	Clause 15.03-1L
City of Yarra Community Infrastructure Plan (City of Yarra, April 2018)	Clause 19.03-1L
Collingwood South Built Form Review (Hansen Partnership, June 2018)	Clause 15.03-1L
Collingwood South Built Form Review, Heritage Analysis and Recommendations (GJM Heritage, June 2018)	Clause 15.03-1L
Council Plan 2017-2021 (City of Yarra, 2017)	Clause 02.02 Clause 02.03
Environmentally Sustainable Design Buildings Policy (City of Yarra, August 2014)	Clause 15.02-1L
Fitzroy Urban Conservation Study Review (Allom Lovell and Associates, November 1992)	Clause 15.03-1L
Green Star (Green Building Council of Australia)	Clause 15.02-1L
Noise and vibration considerations – Discussion report (Yarra City Council, October 2019)	Clause 13.07-3L
Heritage Citation 112-124 Trenerry Crescent, Abbotsford (GJM Heritage, July 2016)	Clause 15.03-1L
Heritage Citation 20-60 Trenerry Crescent, Abbotsford (GJM Heritage, July 2016)	Clause 15.03-1L
Heritage Conservation Study, Carlton, North Carlton and Princes Hill (Nigel Lewis and Associates, July 1984)	Clause 15.03-1L
Heritage Conservation Study, Collingwood (Andrew Ward and Associates, April 1989)	Clause 15.03-1L
Heritage Conservation Study Review, Collingwood (Andrew Ward and Associates, May 1995)	Clause 15.03-1L
Heritage Conservation Study, Northcote (Graeme Butler Architect, February 1982)	Clause 15.03-1L
Heritage Conservation Study, North Fitzroy (Jacob Lewis Vines Architects, July 1978)	Clause 15.03-1L
Heritage Conservation Study, Richmond (J and T O'Connor and Coleman and Wright Architects, January 1985)	Clause 15.03-1L

Commented [YCC1]: Other:
Officer change

Note: Consequential change made through acceptance of changes proposed in ***Submission 16****.*

Name of background document	Amendment number Clause reference
Heritage Conservation Study, South Fitzroy (Jacob Lewis Vines Architects, March 1979)	Clause 15.03-1L
Heritage Gaps An Overview (Graeme Butler & Associates, 2004, updated March 2013)	Clause 15.03-1L
*Heritage Gaps Review One (*City of Yarra/Graeme Butler, 2013)	Clause 15.03-1L
Heritage Gap Review One; Incorporated Plan, Methodology Report (Lovell Chen, 2014)	Clause 15.03-1L
Heritage Gap Review Two Methodology Report (Lovell Chen, 2012)	Clause 15.03-1L
Heritage Gap Study Review of 17 Precincts Stage 2 Report (Context Pty Ltd, August 2014, Revised 16 October 2016)	Clause 15.03-1L
Heritage Gap Study Review of Central Richmond, Stage 2 Final Report (Context Pty Ltd, November 2014)	Clause 15.03-1L
Heritage Gap Study Review of Johnston Street East (Context Pty Ltd, April 2016)	Clause 15.03-1L
*Heritage Gap Study Stage 1 (*Graeme Butler and Associates, 2008)	Clause 15.03-1L
*Heritage Gap Study Stage 2 (*Graeme Butler and Associates, 2009)	Clause 15.03-1L
Heritage Gaps Study – Smith Street South (Anthemion Consultancies, July 2014)	Clause 15.03-1L
Heritage Gaps Study 233-251 Victoria Street, Abbotsford (Anthemion Consultancies, October 2012)	Clause 15.03-1L
Heritage Overlay Areas, Review of, Appendix 7 (Graeme Butler and Associates, 2007) Updated 2013	Clause 15.03-1L
Heritage Policy – Residential (Context, October 2019)	Clause 15.03-1L
Heritage Policy - Industrial (GJM Heritage, 15 October 2019)	Clause 15.03-1L
Heritage Review (Allom Lovell and Associates, June 1998)	Clause 15.03-1L
Heritage Review of Predefined Areas In Abbotsford & Collingwood Stage 2 Report (Context Pty Ltd, July 2015)	Clause 15.03-1L
Inner Melbourne Action Plan 2016-2026 (Inner Melbourne Action Plan, August 2016)	Clause 15.03-1L
Johnston Street Local Area Plan (City of Yarra, 2015)	Clause 11.03-2L Schedule 15 to 43.02
Landmarks and Views Assessment (Ethos Urban, October 2019)	Clause 15.01-2L
Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)	Clause 15.02-1L
Nature Strategy: Protecting Yarra's Unique Biodiversity (2020-2024)	Clause 12.01-1L
Nationwide House Energy Rating Scheme 'NatHERS', (Department of Climate Change and Energy Efficiency)	Clause 15.02-1L

Commented [YCC2]: Other:
Officer change.

Commented [YCC3]: Submission 260:
Additional content of benefit (Criteria 3).

Parking Management Strategy Action Plan 2013-2015 (City of Yarra, 2013)	Clause 18.02-4L
Public Art Policy 2015-2020 (City of Yarra, 2015)	Clause 15.01-1L
Licensed Premises Policy – Background Document (Public Place / 10 Consulting Group Dec 2015)	Clause 13.07-1L
Queens Parade Built Form Heritage Review (GJM Heritage,December 2017)	Clause 11.03-2L, Schedules 16 & 20 to 43.02
Queens Parade Built Form Review (Hansen Partnership, December 2017)	Clause 11.03-2L Clause 15.03-1L Schedules 16 & 20 to 43.02
State Environment Protection Policy (Waters) (EPA 2018)	Clause 15.02.1L
Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)	Clause 15.02.1L
Sustainable Design Assessment in the Planning Process (IMAP, 2015).	Clause 15.02.1L
Swan Street Built Form Heritage Review (GJM Heritage, September 2017)	Clause 11.03-2 Clause 15.03-1 Schedule 17 to 43.02
Swan Street Built Form Review, Heritage Assessment and Analysis (GJM Heritage, October 2017)	Clause 11.03-2 Schedule 17 to 43.02
Swan Street Built Form Review (Tract Consultants, September 2017)	Clause 11.03-2 Clause 15.03-1 Schedule 17 to 43.02
Swan Street Traffic Engineering Assessment (Traffix Group,July 2017)	Clause 11.03-2
Urban Design Strategy (City of Yarra, June 2011)	Clause 15.01-1L
Urban Forest Strategy (City of Yarra & Urban Forest Consulting, 2017)	Clause 12.01-1L
Urban Stormwater Best Practice Environmental ManagementGuidelines, (CSIRO, 1999)	Clause 15.02-1L Clause 19.03-3L
Victoria Street and Bridge Road Built Form Review (David Lock Associates, June 2018)	Clause 11.03-2L Schedule 22 to 43.02
Victoria Street and Bridge Road Built Form Review, HeritageAssessment and Analysis (GJM Heritage, June 2018)	Clause 11.03-2L Clause 15.03-1L Schedule 22 to 43.02
Victoria Street and Bridge Road Activity Centres, Richmond – Traffic Engineering Assessment (Traffix Group, June 2018)	Clause 11.03-2L
Victoria Street East Precinct, Richmond Urban Design Framework (MGS Architects & Jones and Whitehead, November 2005)	Clause 11.03-6L
Waste Minimisation and Resource Recovery Strategy 2018-2022 (City of Yarra, 2018)	Clause 19.03-5L
Water Sensitive Urban Design Guidelines for City of Yarra Works (City of Yarra, October 2012, revised February 2016)	Clause 19.03-3L

WSUD Engineering Procedures: Stormwater (Melbourne Water, June 2005)	Clause 19.03-3L
World Heritage Environs Area Strategy Plan Royal ExhibitionBuilding and Carlton Gardens (Lovell Chen, October 2009)	Clause 15.03-1L
Yarra City Council Gaming Policy Framework (Coomes Consulting Group, November 2008)	Schedule to Clause 52.28
Yarra Environment Strategy 2013-2017 (City of Yarra, 2013)	Schedule to Clause 53.01 Clause 19.02-6L
Yarra Housing Strategy (City of Yarra, September 2018)	Clause 16.01-2L Clause 16.01-3L Clause 16.01-4L
Yarra Open Space Strategy (Thompson Berrill Landscape Design, December 2006)	Clause19.02-6L
Yarra Spatial Economic and Employment Strategy (SGS Economics and Planning, August 2018)	Clause 17.01-1L Clause 17.02-1L Clause 17.03-1L Clause 17.04-1L

SCHEDULE TO CLAUSE 74.01

1.0 Application of zones, overlays and provisions

--/--/---
Proposed C269yara

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

Zones

- *Mixed Use Zone* to areas previously used for a mix of industrial and commercial purposes which provide opportunities for residential and commercial re-development and renewal
- *General Residential Zone* to established residential areas where incremental change is anticipated
- *Neighbourhood Residential Zone* to established residential areas with heritage significance where minimal change is anticipated
- *Industrial 1 Zone* to industrial areas with a mix of manufacturing and commercial uses
- *Industrial 3 Zone* to industrial and mixed use areas as a buffer between Industrial 1 Zone and residential or commercial areas
- *Commercial 1 Zone* to retail and commercial areas where more intensive retail, commercial and residential development is anticipated, including strip shopping centres
- *Commercial 2 Zone* to commercial and mixed use areas where significant employment is anticipated and residential activity is not appropriate
- *Public Use Zone* to specific public land uses and institutions including public schools
- *Public Park and Recreation Zone* to public parkland for a range of passive and active recreational and environmental purposes
- *Public Conservation and Resource Zone* to parkland with high conservation values including land adjoining the Yarra River
- *Road Zone* to selected major roads controlled by the State roads authority VicRoads and Yarra City Council as the local road authority
- *Special Use Zone* to a variety of recreational, private school, cultural, private hospital and arts related institutions
- *Comprehensive Development Zone* to former industrial sites which require an overall development plan to guide redevelopment for specific land uses and building form
- *Urban Floodway Zone* to flood prone land along waterways including the Merri Creek and Darebin Creek
- *Priority Development Zone* to sites in Abbotsford identified by a Priority Development Panel process 2007 to 2008

Overlays

- *Environmental Significance Overlay* to the Merri Creek and Darebin Creek corridors
- *Significant Landscape Overlay* to the Yarra River corridor and adjoining landscapes
- *Heritage Overlay* to places and precincts identified in heritage studies
- *Design and Development Overlay* to places, precincts and corridors where building form and design should be controlled including activity centres and the Yarra River
- *Incorporated Plan Overlay* to sites, including former industrial land, where redevelopment and land use should be controlled by an incorporated plan
- *Development Plan Overlay* to sites or precincts, including former industrial areas where redevelopment and land use should be generally in accordance with an approved development plan
- *Land Subject to Inundation Overlay* to flood-prone land along the Yarra River, Merri Creek and Darebin Creek
- *Special Building Overlay* to areas prone to overland flow flooding, including former watercourses in parts of Princes Hill, Carlton North, Fitzroy North, Fitzroy, Collingwood and Richmond
- *Public Acquisition Overlay* to sites, road widening and other locations such as adjoining waterways where an acquiring authority has requested the overlay

- *Environmental Audit Overlay* to sites and areas where potential contamination from former industrial land use or other sources, indicates an environmental audit must be undertaken before any sensitive use (such as housing) commences
- *City Link Project Overlay* to land along the City Link motorway corridor including land above the motorway tunnels

Attachment 6 - Attachment 6 - Noise Guidelines City of Yarra - Tracked changes

1 Purpose

This document provides guidance for planning scheme related decisions when considering noise impacts from urban development and activity.

1.1 Scope

These guidelines deal with noise (and in some cases vibration) impacts from:

- Road traffic
- Rail and tram
- Commercial and industrial plant and equipment
- Music
- Patrons
  - New outdoor patron areas
  - New residential development near existing outdoor patron areas
- Apartments
  - Noise from apartment developments to existing dwellings
  - Noise from apartment common areas to apartments within the development

1.2 Introduction – technical advice

This document was prepared by Yarra City Council based on the City of Yarra - Noise and Vibration Considerations Discussion Report – ~~October 2019~~May June 2021 by SLR Consulting Australia Pty Ltd.

2 Building siting and internal layout

Noise sensitive rooms (in particular bedrooms) and private open spaces are to be located away from existing and potential noise sources wherever practical. Siting and orientation to minimise noise exposure of these spaces will reduce requirements for onerous façade upgrade treatments and will result in an improved level of acoustic amenity generally.

Formatted: Font color: Auto

Formatted: Indent: Left: 0.87 cm, No bullets or numbering

Formatted: Heading 2, Right: 0 cm, Space Before: 0 pt, Line spacing: single

~~2~~3 Road traffic noise

~~2.1~~3.1 Background information

Road traffic is a significant source of noise impacts to dwellings on and near main roads. The issue has been acknowledged and addressed in recently introduced Apartment Developments provisions at Clause 58 and specifically at 58.04-3 Noise impacts objectives and Standard D16. These provisions include ~~decibel targets~~criteria, for day and night average road traffic noise levels, and apply to apartment developments on roads carrying more than 40,000 vehicles, within 300 m from the nearest lane. The ~~design targets~~criteria are 40 dBA Leq,16h for all habitable rooms and 35 dBA Leq,8h for bedrooms.

The time classifications used in Apartment Developments provisions place the 6 am to 7 am period in the 'day' rather than the 'night' category. This classification is not consistent with recent planning scheme practice in the City of Yarra, and is not consistent with the classifications commonly used in Victoria (~~SEPP N-1~~Victorian EPA Environment Protection Regulations 2021, Part 5.3-Noise, and the Victorian EPA Noise Control Guidelines (Publication 1254)).

The Apartment Developments provisions should be adjusted to better address local conditions:

- the 6am to 7am period should be ~~included in the 'night' period rather than the 'day' period~~considered as a night period impact;

- application of the ~~targets~~ criteria should be extended to all developments affected by road traffic noise (not justthose near freeways or on roads carrying more than 40,000 vehicles), and
- the ~~targets~~ criteria should be applied to all residential developments, not just apartments.

~~2.2~~3.2 Other standards and guidelines

AS/NZS2107:2016 Acoustics – Recommended design sound levels and reverberations times for building interiors, provides recommended noise level ranges for dwellings near major and minor roads. This standard has commonly been referred to in planning permit decisions to address road traffic noise impacts. The provision in the standard of a decibel range rather than a specific ~~design target~~recommended maximum noise level has led to uncertainty about actual design ~~targets~~ levels (with proponents designing to meet the upper end of the range). The assessment methodology is not defined; it is unclear whether traffic noise should be quantified as an average or worst case level, such as the loudest hour of traffic noise.

The NSW Road Noise Policy, 2011 provides recommended maximum noise levels ~~internal targets~~ for road traffic noise of 35 dBA for bedrooms at night and 40 dBA in all habitable rooms during the day period (NSW Road Noise Policy, 2011, C10). These ~~targets~~criteria are elaborated in the NSW guideline document Development Near Rail Corridors and Busy Roads - Interim Guideline, 2008. The NSW ~~targets~~ criteria are generally consistent with the Clause 58, Apartment Developments, Design Standard D16 (with the exception that the 6 am to 7 am period is classified as 'night' in the NSW Road Noise Policy).

The NSW Development Near Rail Corridors and Busy Roads - Interim Guideline also provides clear and practical guidance for measuring and reporting. This information is missing from the Victorian policy and guideline documents for road and rail noise.

~~2.3~~3.3 Guideline

New residential development should be designed to comply with the following ~~targets~~ recommended maximum noise levels for road traffic noise:

- ~~Apply~~ Clause 58, Apartment Developments, Standard D16 of 40 dBA Leq,16h in habitable rooms and 35 dBA Leq,8h, in bedrooms and
- Loudest hour of road traffic noise not to exceed 45 dBA Leq,1h in habitable rooms from 7 am to 10 pm, and 40 dBA Leq,1h in bedrooms from 10 pm to 7 am. The basis for the loudest hour ~~targets~~ recommended maximum levels is AS/NZS2107:2016, with the day and night periods defined in accordance with Victorian EPA legislation and guidelines rather than in accordance with the Clause 58 Apartment Developments Standard D16 (58.04-3 Noise impacts objectives).
- These ~~targets~~ recommended maximum noise levels should be applied ~~apply~~ to all residential development where there is a reasonable expectation that traffic noise may impact the land.

Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome (i.e. with windows to the affected room closed).

~~3~~4 Rail noise

~~3.1~~4.1 Background information

The Victorian Government Passenger Rail Infrastructure Noise Policy, 2013 provides screening levels for rail noise. The policy is a high level document and it is designed for transport bodies and planning authorities. Where existing rail noise exceeds the threshold levels specific consideration of rail noise is required before the project proceeds. If the threshold levels are not exceeded, rail noise impacts may still be considered as a 'secondary matter'. In the context of a proposed residential development, this can be interpreted to mean that the issue of rail noise should be dealt with by proponents and local planning authorities.

Until recently there was no government guidance about how to assess rail noise impacts on apartment developments. The Clause 58, Apartment Developments, objectives and Standard D16 address both rail and road traffic noise. Standard D16 requires that all apartment developments within 80 m of a passenger line or 135 m of a freight rail line, are designed to internal ~~targets~~criteria. The design ~~targets~~ levels to be met are the same as those for road traffic noise: 40 dBA Leq,16h and 35 dBA Leq,8h.

Prior to the introduction of the Apartment Developments, Standard D16, a common approach was to assess rail noise to ~~Lmax targets~~ recommended maximum noise levels of 60 dBA Lmax in living rooms and either 50 or 55 dBA Lmax in bedrooms. These design levels broadly align with:

- The minimum acoustic standard (2-3 star) for external noise intrusion provided in the Association of Australasian Acoustical Consultants (AAAC) Guideline for Apartment and Townhouse Acoustic Ratings, v0(~~2016~~2017)
- Aircraft noise design levels provided in Australian Standard AS 2021:2015 Acoustics – Aircraft noise intrusion – Building siting and construction
- General sleep disturbance criteria provided in the NSW Road Traffic Policy and sleep disturbance studies.

The levels of 60 dBA (living rooms) and 55 dBA (bedrooms) have been accepted at VCAT on some projects, and are cited by acoustical consultants on those grounds.

The use of long term day and night average ~~targets~~ criteria for rail noise, in the Apartment Developments Standard D16 provides a clear standard. There is, however, benefit in also incorporating Lmax ~~targets~~ criteria for rail noise for the following reasons:

- Leq is primarily a noise descriptor used to quantify steady or quasi-steady state noise. This is appropriate for sources such as mechanical plant noise, and reasonably applied to traffic noise which has a fairly regular and consistent noise level. Train noise is not as constant or regular as traffic noise. While there are no trains passing, the occupant experiences little or no noise, but when the train passes, there is a short term high noise event which can only be quantified using an Lmax descriptor (or a very short Leq measurement potentially). The Lmax is the highest noise level that someone experiences as the train goes past. In contrast, the long term Leqs are not related to the actual objective experience of an occupant when the train passes by.
- Lmax levels are often used to address sleep disturbance ~~targets~~.
- On suburban rail corridors where there may only be one line in each direction, with relatively infrequent trains and no trains during some of the night period, the Lmax ~~targets~~ criteria become more important and are likely to drive the assessment. If these ~~targets~~ criteria are not in place it is possible for the Leq ~~targets~~ criteria to be met,and rail noise to exceed sleep disturbance Lmax ~~targets~~ levels by appreciable amounts.
- Very short term noise events, such as train horns, are not well quantified using long term Leq ~~targets~~criteria.

~~3.2~~4.2 Other standards and guidelines

The NSW guideline document Development Near Rail Corridors and Busy Roads - Interim Guideline, 2008 provides average day and night ~~targets~~ criteria for road and rail noise that are similar to the levels included in the Apartment Developments, Standard D16.

The Association of Australasian Acoustical Consultants (AAAC) Guideline for Apartment and Townhouse Acoustic Ratings provides acoustic quality ratings for external noise intrusion. A 3 star rating is considered an appropriate minimum standard for developments during the planning stage.

~~3.3~~4.3 Guideline

New residential development should be designed to ~~meet the following levels for~~ensure that rail traffic noise does not exceed:

- Clause 58, Apartment Developments, Standard D16 - 40 dBA Leq,16h and 35 dBA Leq,8h, and
- ~~Train generated~~ Lmax levels, including horn noise, ~~should not exceed~~no greater than 60 dBA Lmax in living rooms or 55dBA Lmax in bedrooms. Lmax levels to be achieved for 95% of train pass-by events (a minimum of 20 trains to be measured).

Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome (i.e. with windows to the affected room closed).

~~4~~5 Commercial and Industrial Plant and Equipment Noise

Commercial and industrial noise assessable to ~~SEPP N-1~~ the Victorian EPA Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, Part I: Commercial, industrial and trade premises (Noise Protocol, Part I). is considered in the following section.

~~4.1~~5.1 Background information

This is an important issue in the City of Yarra where there are many interfaces between residential and commercial uses or industrial precincts. Noise from existing commercial and industrial premises to residential developments needs to be addressed to ensure that:

- The ~~SEPP N-1~~ compliance status of the business with the Noise Protocol is not changed by the residential development. If the business is forced into non-compliance by introduction of new noise receptors, it may be required to undertake significant and costly noise control works.
- The amenity of future residential occupants is addressed.

The formal ~~SEPP N-1~~ assessment location under the Noise Protocol is typically outside residential dwellings; the measurement location for assessment is in an outdoor private space, or outside any openable window. As such, it is not often possible to design a new building to achieve formal ~~SEPP N-1~~ compliance externally where there are existing high levels of commercial noise impacting the site.

This has been a significant challenge in the City of Yarra where many apartment developments are built in mixed use zones in close proximity to existing roof mounted commercial mechanical plant.

While ~~SEPP N-1~~the Noise Protocol, Part I requires commercial noise to be assessed externally, the City of Yarra (and other Councils) has often allowed for an internal assessment location. This is seen as a reasonable amenity compromise in an inner city environment, where insisting on an external assessment location would effectively make many sites impossible to develop.

Where formal compliance ~~to SEPP N-1~~with the Noise Protocol, Part I cannot be achieved, and commercial noise is to be assessed internally, the recommended ~~targets~~ maximum noise levels are the lower of:

- The effective ~~SEPP N-1~~Noise Protocol internal noise limit, and
- 35 dBA in habitable rooms and 30 dBA in bedrooms at night.

The 35 dBA and 30 dBA ~~targets~~ recommended maximum noise levels can be more stringent than ~~SEPP N-1~~the Noise Protocol internal ~~targets~~recommended maximum noise levels. This is considered appropriate to further protect the existing commercial uses from complaint.

In addition to the above, there still needs to be some consideration of maximum acceptable external noise levels to apartments, even if good internal amenity ~~targets~~ recommended maximum noise levels can be met. Extremely high noise levels outside a building could still raise complaints, and will limit the ability for occupants to open their windows or use external private spaces.

4.25.2 Other standards and guidelines

Standard D16 also applies to commercial noise however the ~~targets~~ criteria provided in Standard D16 are likely to be less stringent than ~~SEPP N-1~~the Noise Protocol indoor limits, and the averaging intervals (16 h and 8 h) are considered too long to address commercial plant noise impacts.

The WHO 1996 Guidelines for Community Noise recommend 30 dBA within bedrooms during the night.

The Association of Australasian Acoustical Consultants (AAAC) *Guideline for Acoustical Star Ratings for Apartments and Townhouses* provides indoor ~~design targets~~recommended maximum noise levels for commercial noise. Assuming 'three star' standard, internal ~~targets~~ recommended maximum noise levels would be:

- Bedrooms at night: 35 dBA Leq and 50 dBA Lmax
- Living rooms: 40 dBA Leq and 55 dBA Lmax

4.4 Guideline

All residential developments should be designed to ensure that existing commercial uses formally comply with ~~SEPP N-1~~the EPA Noise Protocol, Part I external to the development wherever possible. Where it is demonstrated that external compliance cannot practically be achieved, including treatment of the source of noise in consultation with thecommercial operator, an internal assessment may be considered. The following recommended maximum noise levels ~~internal targets~~ for commercial / industrial noise (windows closed) are to be met if noise is assessed internally:

- ~~SEPP N-1~~Noise Protocol, Part I indoor limits, being the outdoor limits less ~~15~~ 20 dB, and
- Not more than 30 dBA Leq in bedrooms at night and 35 dBA Leq in living rooms (30 min.).
- Not more than 45 dBA Lmax in bedrooms at night and 50 dBA Lmax in living rooms.

In addition to the above, commercial plant and equipment noise levels should not exceed the following levels externally:

- Not more than 10 dBA above any ~~SEPP N-1~~Noise Protocol, Part I period noise limits, outside any openable windows or doors, and
- For balconies and other private open spaces:
  - Not more than 65 dBA during the day
  - Not more than 55 dBA during the evening and night

All assessment methodologies should apply corrections for character in accordance with ~~SEPP N-1~~the Noise Protocol, Part I procedure.

Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome (i.e. with windows to the affected room closed).

The above is aimed at providing a reduced risk of complaint from new sensitive receivers in the City of Yarra. The above does not represent a formal compliance outcome to the requirements of ~~SEPP N-1~~the Noise Protocol, Part -I.

~~5~~6 Music noise

This section considers the issue of music noise impacts from existing venues to new dwellings only. The issue of music from proposed new venues to existing dwellings is a straightforward one, and is not revisited here. Consistent with the ~~SEPP N-2 policy~~Noise Protocol, Part II, all new venues need to comply with ~~SEPP N-2~~ external noise limits at existing dwellings.

~~5.1~~6.1 Background information

This is a critical planning issue for acoustics, with existing music venues risking ~~SEPP N-2~~ non-compliance with the Noise Protocol, Part II due to residential encroachment. Yarra City Council has, in recent times, adopted an 'Agent of Change' approach to new dwellings in the vicinity of existing music venues. This approach is both supported and complicated by the planning scheme amendment ~~VC120~~ VC183 ~~4 September 2014~~28/09/2020 Clause ~~52.43~~53.06 – Live Music and Entertainment Noise (previously VC120 / Clause 52.43). The Explanatory Report for ~~this~~ the original Amendment states:

> The Amendment implements the 'agent of change principle' for live music entertainment venues and noise sensitive residential use in their vicinity. It requires an applicant for a live music entertainment venue or a noise sensitive residential use near a venue to include appropriate noise attenuation measures as part of an application for use or buildings and works that requires a planning permit under any zone of a planning scheme.

The amendment provides support for the assessment of music to indoor locations. Prior to the amendment, there was no formal recognition that building upgrades to control music noise would protect existing venues from residential encroachment (upgrades could be adopted, but the assessment location was still formally outdoors).

The issue of music noise impacts to new residential development is complicated by:

- Clause ~~52.43~~53.06 applies to live music venues only. Many existing music venues are not live music venues,and these are explicitly excluded from consideration under Clause ~~52.43~~53.06.
- Clause ~~52.43~~53.06 only applies to venues within 50 m from a proposed residential development.
- ~~The amendment requires new dwellings at which a SEPP N-2 excess is established, and which cannot be managed in any other way, to be constructed such that SEPP N-2 noise limits are met indoors. However the means by which compliance is to be achieved indoors has not been formally implemented in these provisions or the associated SEPP N-2.~~

~~5.1.1~~6.1.1 ~~SEPP N-2 c~~Compliance with the Noise Protocol, Part II indoors

~~SEPP N-2 c~~Compliance with the Noise Protocol, Part II is achieved by either designing for a 'background + margin' ~~target~~ recommended maximum noise level (as defined in the ~~Policy~~Noise Protocol), or the ~~SEPP N-2~~ 'base noise limits' (as defined in the Environment Noise Regulations 2021, Part 5.3, paragraph 125, subregulation (2)). The 'background + margin' level ~~target~~ can, however, rarely be reached when a dwelling façade is upgraded – the same upgrades that control music noise ingress also work to reduce the ambient noise and effectively lower the indoor noise ~~targets~~ limit.

The 'base noise limits' are fixed ~~targets~~levels. They are very low, and can in practice be extremely difficult to achieve. Most high performance acoustic glazing, for example, performs poorly in the region of the acoustic spectrum where music noise is most likely to exceed the base noise limits (i.e. in the 63 Hz and 125 Hz octave bands).

The Planning Practice Note – 81, May 2016, Live Music and Entertainment Noise, provides options for upgrading a noise sensitive dwelling on page 3, however the options are inadequate in the context of controlling significant levels of bass music noise.

In practice, to achieve compliance with the ~~SEPP N-2~~Noise Protocol, Part II indoors when music levels are 10 dB or more above the ~~SEPP N-2~~ external limit, the following methods or combinations of them can be required: ~~should be considered~~:

- Design the dwelling so that there are no windows or lightweight walls or roof exposed to high levels of music noise. This can represent significant architectural constraints on a site.
- Include winter-gardens (enclosed glazed spaces) to all balconies and windows – this is effectively a very large cavity double glazing (e.g. 10 mm glass, 1.2 m airgap, 12 mm glass).
- Incorporate controlled noise masking into the design (relying on air conditioning systems to provide masking is not sufficient as the masking noise provided in this way will vary with the weather). ~~The masking should preferably not be controlled or varied by the user.~~

5.3 Other standards and guidelines

Acoustic rating curves (NR, RC or NC) are often used for quantifying ambient noise. The curves define acceptable levels of noise in octave measurement bands. Octave bands are also used in ~~SEPP N-2~~the Noise Protocol, Part II night period assessments.

Based on review of all ratings curves, the use of 'Noise Criteria' or NC curves is considered the most appropriate for domestic use.

5.4 Guideline

Compliance with ~~SEPP N-2~~ the Noise Protocol, Part II noise limits should be demonstrated, using any of the methods described above. This means achieving:

- ~~SEPP N-2~~ base noise limits within apartment habitable rooms with doors and windows closed, OR
- ~~SEPP N-2~~ 'background + margin' noise limits with continuous noise masking installed in habitable rooms of all apartments. The masking system should be set to no more than NC20 L_{90} and the Leq of the masking to no greater than NC20 L_{90} + 5 dB.
- Where noise masking in used to achieve compliance:
  - The masking system is to be designed to enable masking levels in all rooms to be individually controlled.
  - Future occupants are to be informed that compliance with the relevant music noise limits relies on the masking system operating at the pre-determined level.
  - Commissioning testing is to be conducted to demonstrate that the masking system meets the above requirements and is deemed acceptable for domestic use by the acoustical consultant.

  Note: Noise masking must not be relied on as the sole measure to address music noise exceedances. It can, however, be implemented on a project in conjunction with other reasonable and practical façade upgrades.

- These indoor ~~targets~~ criteria for music noise should be applied to all existing sources of music, not just live music.
- The requirements should be met at apartments where any significant music noise impacts are identified, not just due to venues within 50 m of the proposed residential use.

- Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome (i.e. with windows to the affected room closed).

Formatted: Font: (Default) Arial, 10 pt

Formatted

Formatted: Indent: Left: 0.55 cm, No bullets or numbering

~~6~~7 Patron noise

This section deals with:

- New outdoor patron areas
- New residential development near existing outdoor patron areas

~~6.1~~7.1 Patron noise – new outdoor patron areas

~~6.1.1~~7.1.1 Background

~~SEPP N-1 and SEPP N-2~~The Noise Protocol specifically excludes voice noise, but with the significant increase in outdoor patron~~are~~ area ~~a~~ applications, there have been major noise issues associated with this source.

While there are still no policy requirements for patron noise, there is general acknowledgement that this source of noise needs to be considered in the context of proposed dwellings near existing outdoor patron areas, and in the context of proposed new outdoor patron areas near existing dwellings. New outdoor patron areas are considered in this section.

~~6.1.2~~7.1.2 ~~Noise targets~~Recommended maximum noise levels

As part of any planning application for an outdoor patron area an assessment of patron noise to 'Leq' and Lmax ~~targets~~ criteria should be considered. The Leq descriptor quantifies the average level of patron noise over an interval, and is particularly important for outdoor areas that are proposed to accommodate

appreciable numbers of people (say more than 10). The Lmax ~~targets~~ criteria are useful for quantifying impacts from smaller outdoor areas, where the steady state noise emissions may be low, or variable, and the most intrusive impacts are due to isolated loud voices.

The following noise criteria are typically used in assessments:

- ~~SEPP N-1~~Noise Protocol, Part I – while the ~~SEPP N-1 poli~~Noise Protocol ~~cy~~ does not strictly apply to patron noise, ~~the policyit~~ nevertheless provides a useful assessment methodology and is considered a good tool for assessing patron noise impacts.
- 'Background + 5 dB' – this is a standard basis for quantifying the intrusiveness of noise. It is a useful assessment tool for patron noise although day and evening limits can be impractically low.

- Sleep disturbance recommended maximum noise levelstargets of 55 dBA Lmax in bedrooms with windows open (usually assessed as 65 dBALmax externally, outside openable windows).
- Marshall Day Acoustics (MDA) have developed their own patron noise targets criteria based on background noiselevels plus a variable margin:
  - Background + 10 dB during the day and evening period (including weekends)
  - Background + 5 dB at night (after 10 pm)
  - Minimum targets noise limits are also provided for each of these time

periods. The MDA approach is generally supported however the following is noted:

- The evening noise targetrecommended maximum noise level of 'background + 10 dB' can be too high in some circumstances where there is little other ambient noise (for example for dwellings that back onto an outdoor patron area, but are not exposed to general street noise).
- MDA are careful to emphasise that these levels are not 'noise limits', and that modelling or predictions that show targets the recommended maximum levels will be exceeded represent a risk of nuisance rather than grounds for stopping a project fromgoing ahead.
- The MDA approach appears to allow for long term averaging of background levels. This can lead to a misrepresentation of the impact during, for example, the last hour of operation of a venue when background levels in an area are at their minimum.

6.1.37.1.3 Predicting patron noise levels

Unless the proposal is for the expansion of an existing outdoor patron area, patron noise levels need to be predicted to the nearest receivers. The prediction involves two steps:

- Quantification of the amount of noise produced in the outdoor area. This should take into consideration both the level of noise in the outdoor area, the size of the outdoor area and the number of patrons. Ideally the overall noise level should be expressed as a sound power level. It is critical that appropriate sound emission levels are used for the specific type of crowd.
- Prediction of acoustic attenuation or losses, between the outdoor patron area and the receiver location due to distance, shielding and the like. For complicated built environments it is often appropriate to use a 3D computer noise modelling program to predict noise to receiver locations.

6.1.2 Policy requirements

There are no policy requirements for patron noise.

6.1.3 Other standards and guidelines

None.

6.1.4 Guideline

Assessment of patron noise areas is to be based on:

- Noise P-Protocol SEPP N-1or
- MDA Background noise based assessment aapproach of:
  - 'night' targets (background + 5 dB) for the night period
  - 'background + 10 dB' for the 'evening' and 'day' targets (background + 10 dB)periods where they these criteria can be demonstrated to be reasonable, and where they align with the SEPP N-1with definitions of 'evening' in accordance with the Environment Noise Regulations 2021, Part 5.3, paragraph 125Division 3, subregulation (2)paragraph 116evening (that is, including all day Saturday afternoon andSunday as eveningdaytimes).
  - Background levels to be based on the minimum 15 minute to 1 hour interval and conducted during a time that is representative of potential worst case noise impacts (long term averaging of background levels is not appropriate).

and

- Sleep disturbance targets criteria of 55 dBA Lmax in bedrooms with windows open (65 dBA Lmax externally,outside openable windows).

Formatted: Indent: Left: 0 cm, Right: 0.6 cm
Formatted: Left
Formatted: Left, Indent: Hanging: 0.35 cm
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Font: 10 pt
Formatted: Font: 10 pt

6.27.2 Patron noise – new residential development near existing outdoor patron areas

6.2.17.2.1 Background

The issue of noise from existing outdoor patron areas to new developments should be assessed in any planning application to protect future residents from noise. There are no explicit policy requirements for patron noise. In these circumstances the proponent should design to meet appropriate patron noise ~~targets~~ criteria indoors with windows closed. Some consideration should also be given to the impacts of patron noise to balconies.

6.2.1.17.2.1.1 ~~Noise targets~~Recommended Mmaximum noise levels

Patron noise is a very distinctive, potentially annoying and variable noise source. For this reason, conservative indoor ~~targets~~ recommended maximum noise levels are proposed, based on consideration of AS/NZS2107, WHO Guidelines and the AAAC Acoustic Star Rating design ~~targets~~recommendations.

Determining acceptable patron noise level impacts for external balcony areas and private open spaces, is a complicated issue:

- Adopting indoor ~~targets~~ criteria effectively means accepting high levels of noise in these external locations, and in many cases this will occur on balconies.
- It may be difficult to avoid locating balconies on facades exposed to the noise source (the external façades for many apartment developments may be restricted to one or two orientations).
- Unavoidably high levels of noise on balconies can occur as a result of road traffic noise.
- Patron noise levels on balconies above approximately 60-65 dBA Leq would make the outdoor space unusable for many residents.
- Options for controlling noise to balconies are limited to:
  - Wintergardens (high level of control but effectively an enclosed space), OR
  - Solid balcony balustrades in combination with sound absorption to the underside of the balcony ceiling (providing a small reduction in noise level to seated position on balcony).

6.2.1.27.2.1.2 Predicting patron noise levels

Patron noise from existing venues should ideally be measured for the most exposed new dwelling. Where this is not practical, for example where a proposed multi-level residential development will overlook an existing outdoor area, it may be necessary to predict patron noise to the new façade. The predictions should take into consideration the actual patron noise levels at the venue during worst case operating conditions. This would likely involve monitoring noise over a busy weekend period, with a logger located above the outdoor patron area. Real rather than theoretical patron noise data should be used, where possible, to predict patron levels from an existing outdoor area.

6.2.27.2.2 Policy requirements

There are no policy requirements for patron noise.

6.2.37.2.3 Other standards and guidelines

The Apartment Developments provisions at Clause 58 of Planning Schemes, and specifically at 58.04-3 Noise impacts objectives and Standard D16 provides indoor ~~targets~~ criteria of 40 LAeq,16h and 35 LAeq,8h.These levels are too high and the long term averaging (16h and 8h) is not appropriate for patron noise.

Formatted: Font: Not Bold

Formatted: Font: Not Bold

The ~~SEPP N-1~~Noise Protocol, Part I effective indoor limits (external ~~SEPP N-1~~ noise limit less ~~15~~ 20 dB) can be used as ~~indoor~~targets~~recommended maximum noise levels indoors~~ for patron noise but there is a risk that the resulting limits will be unreasonably high in some instances.

6.2.47.2.4 Guideline

New residential developments exposed to noise from outdoor patron areas should be designed to achieve the following ~~targets~~recommended maximum noise levels:

- 35 dBA Leq,15 mins in habitable rooms
- 30 dBA Leq,15 mins in bedrooms at night
- 45 dBA, Lmax in bedrooms at night
- 65 LAeq, 15 mins to balconies, 1.2 m above balcony floor level

Noise from existing outdoor patron areas should be measured in order to quantify the worst case impacts to the subject site. Where measurements cannot be undertaken at a location representative of the proposed

new receptors, they should be made closer to the venue. The measured levels should be adjusted for the size of the outdoor patron area, and for the distance to the development façade.

Where night period internal amenity is achieved via building façade upgrades, the building must be designed to ensure adequate fresh air provision in accordance with the National Construction Code and other relevant standards, without compromising the acoustic amenity outcome (i.e. with windows to the affected room closed).

~~7~~8 Apartments

This section deals with:

- Noise from apartment developments to existing dwellings
- Noise from apartment common areas to apartments within the development
- Acoustic star ratings for apartments and townhouses - Association of Australasian Acoustical Consultants (AAAC)

7.~~1~~8.1 Noise from apartment developments to existing dwellings

~~7.1.1~~8.1.1 ~~SEPP N-1~~Noise Protocol, Part I assessable noise

Communal mechanical plant, car stackers, carpark entrance gates and the like should comply with ~~SEPP N-1~~the Noise Protocol, Part I at existing and proposed dwellings.

Expert advice on managing noise should be sought early in the planning stage, particularly with regard to items that have structural implications for the project, such as carpark entrance doors and car stackers. Effective control of noise and vibration can, for example, require full enclosure of the carpark and/or set-downs to accommodate vibration isolation mounts.

Noise from mechanical plant cannot be fully addressed during the planning stage because equipment is rarely specified at this time, and equipment location may not be finalised. On larger projects, where an acoustical consultant is retained during the detailed design, it is reasonable for the consultant to state that these issues will be addressed during the detailed design.

On smaller projects, where it is unlikely that a consultant will be retained after the planning phase, more guidance should be provided for achieving ~~SEPP N-1~~ compliance with the Noise Protocol, Part I. This could entail providing a maximum overall sound power level for any mechanical plant proposed to be installed on a roof top plant deck, and / or maximum rating for air conditioning condenser units.

~~7.1.2~~8.1.2 Sleep Disturbance

Noise from operation of car-park equipment should be designed to comply with sleep disturbance criteria ~~targets~~outside openable windows of nearby dwellings. Noise levels should not be in excess of 65 dBA Lmax.

~~7.1.3~~8.1.3 Apartment Common Areas

There are no mandatory limits for voice noise from apartment common areas such as communal decks, gardens, pools and spas. These should be assessed similarly to any other patron noise (see Section 7 of this document).

7.~~2~~8.2 Noise from apartment common areas to apartments within the development

Noise to apartments from common areas within and outside the development buildings has the potential to cause nuisance. This is a 'lower tier' planning issue because such issues within the development are not normally assessable to any noise policy or guideline, and can be addressed by the Body Corporate. However, these are still amenity quality issues and it is preferable to address these items during the planning stage particularly because they can be costly and difficult to rectify after construction. In addition, the Body Corporate approach is usually to limit times of usage of such areas, which can lead to a poor outcome for other areas of amenity.

The following is a summary of the relevant potential impacts.

Attachment 6 - Attachment 6 - Noise Guidelines City of Yarra - Tracked changes

~~7.2.1~~8.2.1 Communal outdoor areas, including decks, outdoor pools, gardens, carpark entrance

Facade upgrades should be provided to apartments within the development that are potentially impacted by noise from voice in communal outdoor areas, carpark entry areas and outdoor pools and the like. A practical approach to addressing these sources would be to adopt moderate glazing upgrades.

Appropriate moderate upgrades may include, for example, calling up double glazing to achieve an Rw 39 dB rating (eg. 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass) to the most affected windows.

If, after reasonable upgrades, occupants are still annoyed by voice noise, the Body Corporate should manage impacts through restricted access to or use of, the communal facilities.

~~7.2.2~~8.2.2 Communal enclosed areas, including cinemas, gyms, indoor pools.

Pools and gyms in particular can generate vibration and structure-borne noise in apartment buildings. Appropriate siting or treatments to control adverse amenity impacts from these uses should be considered in the planning acoustic report.

The degree of noise and vibration control will depend on the size and proximity of the gym / pool relative to the closest apartments, and the equipment proposed for use. For small gyms, it may be sufficient to install a 25-50 mm thick rubber/foam isolation matt throughout the gym and to restrict the use of free weights and running machines. For larger gyms a full acoustic floating floor may be required. Pools can also be vibration isolated with rubber or spring mounts.

Cinemas also require some care if they are directly adjacent or above / below an apartment. Upgrades to the walls and floor / ceiling systems would typically be necessary. The National Construction Code (NCC) minimum requirements for walls and floors is not sufficient to address cinema noise transfer.

~~7.2.3~~8.2.3 Noise transfer between apartments via light-wells

Noise transfer between apartments that share a light-well should be addressed in the acoustic report because this issue is not covered under the National Construction Code (NCC).

Noise transfer can be a particular problem in instances where the light-well is enclosed on all sides, because the ambient noise within the light-well is low, and sound attenuation within the light-well is minimal. Sound emanating from one apartment (which may have their windows open) will reflect off the walls and windows of the light-well, potentially causing nuisance to other occupants.

There are two basic scenarios:

- Light-wells that contain non-openable windows to habitable rooms, and openable windows to bathrooms / toilets only
- Light-wells that have openable windows from habitable room

Scenario A is not a major concern, because, provided reasonably well sealed glazing is fitted to all windows of habitable rooms, noise between apartments will typically travel through two widely spaced panes of glass. We recommend that glazing to habitable rooms in this situation be not less than Rw = 30 dB (typically 6 mm thick glass to windows of all habitable rooms onto the light-well).

Scenario B is the greater concern because the noise generating apartment may have their window open. In that instance, there is only one window separating affected apartments from the noise source. Glazing to habitable rooms should be rated not less than Rw = 39 dB in this situation (typically double glazing comprising 10.38 mm thick laminated glass, 12 mm airgap, 6 mm glass).

This approach will not be optimum for all situations – very large light-wells or light courts, for example, may be less critical because more sound attenuation will take place between apartments. A lesser upgrade may be reasonable in these areas.

~~7.2.4~~8.2.4 Carpark entrance gates and car stackers

These items are potential sources of airborne noise, structure-borne noise and vibration.

~~7.2.4.1~~8.2.4.1 Airborne Noise

Carpark entrance gates and car-stackers need to comply with ~~SEPP N-1~~the Noise Protocol, Part I outdoor limits as well as indoorlimits (where noise is transmitted through the building structure) and should also be designed to achieveappropriate Lmax levels indoors for sleep disturbance and general annoyance.

The ~~SEPP N-1~~Noise Protocol assessment should take into consideration typical frequency of use during various times of day and night; the duration of the event, and any relevant corrections for impulse, tonality and intermittency.Recent acoustic assessments of car stackers suggest that impulsive, tonality and intermittency corrections can apply.

When assessing sleep disturbance, as a minimum, the 3 star AAAC Acoustic Star Rating design ~~targets~~ levels for Lmax levels should be met with windows closed (45 dBA Lmax in living rooms and 40 dBA Lmax in bedrooms). Lower noise levels should be targeted by the proponent if they classify the apartment as moderately high to high quality.

Requirements for apartments potentially affected by noise from the carpark typically include glazing upgrades and / or floor ceiling upgrades (particularly for lightweight/non-masonry floor construction).

~~7.2.4.2~~8.2.4.2 Structure-borne sound and vibration

Car stackers and carpark entrance gates should be vibration isolated to ensure that the recommended maximum noise ~~targets~~ levels are met in potentially affected apartments.

~~7.3~~8.3 AAAC Guideline for acoustical star ratings for apartments and townhouses

The AAAC Acoustic Star Rating design ~~targets~~ levels (*Association of Australasian Acoustical Consultants Guidelinefor Apartment and Townhouse Acoustic Rating*) provide a useful tool for assessment because they address many sources of noise in apartments that are not captured or assessable under existing guidelines, standards and policies.

The AAAC recommended indoor ~~targets~~ levels for internal and external noise, for discrete events, (quantified using the 'Lmax' acoustical descriptor) and steady state noise are provided in the sections below. Assessments should be to at least 3 stars in an inner urban setting. If a development is advertised or promoted as moderately high to high quality, a higher star rating should be targeted by the proponent.

The ~~targets~~ AAAC recommended maximum noise levels should not be used for noise from outdoor patron areas or noise from commercial / industrial operations.

~~7.3.1~~8.3.1 External noise intrusion

Examples of external Lmax sources of noise include: individual truck movements, crashing and banging due to deliveries or rubbish collection.

Table 1 External Noise Intrusion Design ~~Targets~~ Levels (AAAC Star Rating Guide), Lmax levels

External noise intrusion	2 star	3 Star	4 Star	5 Star	6 Star
Bedrooms	50	50	45	40	35
Other habitable rooms	55	55	50	45	40

Examples of external Leq sources of noise include: road traffic

Table 2 External Noise Intrusion Design ~~Targets~~ Levels (AAAC Star Rating Guide), Leq day and night levels

External noise intrusion	2 star	3 Star	4 Star	5 Star	6 Star
Bedrooms	36	35	32	30	27
Other habitable rooms	41	40	35	30	27

~~7.3.2~~8.3.2 Internal Noise Intrusion

Examples of internal Lmax sources of noise include: mechanical plant and equipment serving the building or commercial tenancies and hydraulic noise.

Table 3 Internal Noise Intrusion Design ~~Targets~~ Levels (AAAC Star Rating Guide), Lmax day and night levels

Internal noise intrusion	2 star	3 Star	4 Star	5 Star	6 Star
Bedrooms	45	40	35	30	27
Other habitable rooms	55	45	40	35	32

Attachment 6 - Attachment 6 - Noise Guidelines City of Yarra - Tracked changes

~~8~~9 Bibliography

Assessing Vibration: A Technical Guideline, NSW Department of Environment and Conservation, 2006.

Development Near Rail Corridors and Busy Roads - Interim Guideline, Guideline, prepared by the Department of Planning, State Government of NSW, 2008

Passenger Rail Infrastructure Noise Policy, Victorian Government, 2013

Better Apartments Design Standards, 2016, prepared by the Victorian Government, Department of Environment, Land, Water and Planning *(DELWP)*

AS/NZS2107:2000 Acoustics – Recommended design sound levels and reverberations times for building interiors

AS/NZS2107:2016 Acoustics – Recommended design sound levels and reverberations times for building interiors

Guideline for Apartment and Townhouse Acoustic Rating, ~~2016~~2017, Prepared by the Association of Australasian Acoustical Consultants (AAAC)

City of Yarra Planning Scheme: Clause ~~52.43~~53.06 – Live Music and Entertainment Noise

Live Music and Entertainment Noise, Victorian Government, Department of Environment, Land, Water and Planning *(DELWP)*, Planning Practice Note 81, May 2016

Live Music and Entertainment Noise, Victorian Government, Department of Environment, Land, Water and Planning *(DELWP)*, Planning Practice Note 81, September 2015

~~*State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1* (SEPPN-1)~~

~~*State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2* (SEPP N-2).~~

Guidelines for Community Noise, World Health Organisation, 1996

EPA Victoria *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues*, Publication 1826.3, (Noise Protocol) , March 2021

EPA Victoria *Environment Protection Regulations* 2021

Yarra Planning Scheme, updated 14/05/2021

Formatted: Font: Italic

Formatted: Font: Italic

Formatted: Font: Italic

Terminology

Formatted: Heading 1, Indent: Left: 0 cm, Space Before: 0 pt

Term	Description
'A' weighted	A frequency ~~adjustment which represents how humans hear sounds~~ weighting representing the human response to sound and its variation with frequency.
dB	Decibel
dBA	'A' weighted decibel
Hz	Hertz
Impulsive noise	Noise with a high peak of short duration, or sequence of peaks.
Intermittent noise	Noise which varies in level with the change in level being clearly audible
L_{90}, L_{10}, etc.	Statistical exceedance levels, where LN is the sound pressure level exceeded for N% of a given measurement period.
L_{eq} (dB) or Leq (dBA)	The 'A' weighted equivalent noise level, measured in decibels. ~~It~~ The equivalent nosie level is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.
L_{Amax} (dB) or L_{max} (dBA)	The 'A' weighted maximum sound pressure level of an event.
Low frequency	Noise containing energy in the low frequency range.
L_P or SPL	Sound Pressure Level
Lw or SWL	Sound Power Level
Noise rating curve, NR, NC or RC	Single number evaluation of the background noise level in a space. The NR, NC and RC overall level is typically around 5 to 6 dB below the 'A' weighted noise level. There are small differences in the three curves however they can be used interchangeably.
Octave-band	Division of the frequency range used for theprupose s of acoustic design and noise assessment, allowing for a more targeted control of sound as it varies in frequency. ~~A frequency band where the highest frequency is twice the lowest frequency.~~
Sound Insulation	A reference to the degree of acoustical separation between any two areas.
Steady state noise	Noise which remains relatively constant in level over time, as opposed to time-varying noise which fluctuates over time.
~~Speech privacy~~	~~The privacy achieved between two spaces, being a combination of source strength (vocal effort), sound insulation (D_w) between the spaces and the background noise levels in the receiving location.~~
Tonality	Noise containing a prominent frequency.
~~Transmission loss (or sound transmission loss or sound reduction index)~~	~~A test which rates the sound transmission properties of a wall, floor or roof construction.~~

Formatted: Font: 6 pt

APPENDIX B

GJM Heritage

Yarra Industrial Heritage Policy

15 October 2019

Prepared for City of Yarra

GJM Heritage

a: Level 3, 124 Exhibition Street [GPO Box 2634], Melbourne, VIC 3001
t: 0481 284 130
e: enquiries@gjmheritage.com
w: www.gjmheritage.com

Attachment 7 - Attachment 7 - Yarra Industrial Heritage Policy 15 October 2019

© GJM Heritage (2019)
All Rights Reserved

Project Team

Jim Gard'ner Director
Renae Jarman Director
Jessica Hogg Heritage Consultant

Document versions

Project no.	Version	Issued to	Date issued
2017-001	Memorandum of Advice	Amanda Haycox	15 February 2018
2019-046	Draft Report	Amanda Haycox	1 October 2019
	Final Report	Amanda Haycox	15 October 2019

Cover Image

Former W. Saunders & Son Factory/Warehouse Complex (c.1911-1920s), 18-62 Trenerry Crescent, Abbotsford with later additions by Darryl Jackson AO for Esprit de Corps (1984) ©GJM Heritage, March 2017.

Photo credits

All photographs were taken by GJM in 2017, 2018 or 2019 unless otherwise stated.

Table of Contents

Table of Contents ii
Executive Summary iii
1.0 Introduction 1
2.0 Northern Suburbs Factory Study 2
3.0 Examples of redeveloped industrial sites 3
3.1 Residential scale industry / workshops 4
3.2 Multi-storey factories 7
3.3 Large low-rise factories 11
3.4 Specialist processing plants 18
4. Existing and proposed policy guidance 22
4.1 City of Kingston 22
4.2 City of Maribyrnong 22
4.3 City of Melbourne 24
4.4 Heritage Council of Victoria 28
4.5 Industrial places within large precinct Heritage Overlays 28
4.6 Application of policy for places graded 'Individually Significant' or 'Contributory' 28
5. Recommended Industrial Heritage Policy 30
5.1 Local Planning Policy Framework 30
5.2 Local Planning Policy 30
5.2.1 Clause 22.02 -5.1 'Demolition – Full Demolition or Removal of a Building' 30
5.2.2 Clause 22.02 -5.1 'Demolition - Removal of Part of a Heritage Place or Contributory Elements' 31
5.2.3 Clause 22.02 -5.4 'Painting and Surface Treatments' 31
5.2.4 Clause 22.02-5.6 'Subdivision' 31
5.2.5 Clause 22.02-5.7.1 'New Development, Alterations or Additions - General' 32
5.2.6 Clause 22.02-5.7.2 'New Development, Alterations or Additions – Specific Requirements: Industrial, Commercial and Retail Heritage Place or Contributory Elements' 33

GJM Heritage

Executive Summary

This report updates and builds on earlier advice prepared by GJM Heritage in early 2018, which was intended to inform revised heritage policy in relation to industrial places within the Yarra Planning Scheme.

The methodology adopted for completing this project was as follows:

1. The *Northern Suburbs Factory Study* (Vines & Churchward, 1992) was reviewed, particularly as it relates to suburbs within the City of Yarra. The categories of industrial building types relevant to Yarra were identified and extant examples of the various building typologies were identified in Abbotsford, Collingwood, Clifton Hill, Fitzroy North and Fitzroy. Citations were reviewed.
2. Site visits to identified typological examples was undertaken. Where the buildings or complexes had been redeveloped, photographs were taken and positive and negative features of the redevelopment were identified.
3. Existing policy guidance relating to the management of industrial heritage sites from other local planning authorities was identified and reviewed.
4. Policy relevant to the Yarra context has been drafted, drawing on the above material.

Whilst the *Northern Suburbs Factory Study* identifies 11 industrial building 'types,' for the purposes of the new planning policy we have described four key typologies: Residential scale industry / workshops; Multi-storey factories; Low-rise (one and two storey) factories; and Specialist processing plants. Each of these four typologies requires different management approaches when considering redevelopment.

Following the analysis, it is evident that some industrial sites in the City of Yarra are included within broad precinct-based Heritage Overlays that are largely residential and in character and may not share heritage values while others, particularly large-scale industrial complexes are located within dedicated industrial precincts. Each of these industrial building forms and contexts required nuanced and specific design responses to enable their development in a way that protects both the values of the individual industrial place and, in the case of those within precinct overlays, their wider context.

Drawing on a number of case studies and the analysis of existing policies from other municipalities, a number of additional heritage-related policies are recommended for inclusion within the Yarra Planning Scheme.

The introduction of specific provisions within the Yarra Planning Scheme to encourage the retention and appropriate redevelopment of industrial heritage sites should include new clauses within both the Local Planning Policy at Clause 22.02 – 'Development Guidelines For Sites Subject To The Heritage Overlay' noting that this clause will be translated into Clause 15.03-1S as required by VC148.

Many of the policies – recommended in this advisory report at *5. Recommended Industrial Heritage Policy* – will apply to all heritage places, while some are specific to industrial sites. Consideration will need to be given to the format of the policy to avoid unnecessary repetition, but to ensure that all relevant policies are applied to a consideration of applications for development of industrial heritage buildings and sites.

Attachment 7 - Attachment 7 - Yarra Industrial Heritage Policy 15 October 2019

1.0 Introduction

GJM Heritage has been engaged to provide input into planning policy to manage change within industrial heritage sites in the City of Yarra. The policy is intended to form part of a revised Heritage Policy within the Yarra Planning Scheme.

The methodology adopted for completing this project was as follows:

1. The *Northern Suburbs Factory Study* (Vines & Churchward, 1992) was reviewed, particularly as it relates to suburbs within the City of Yarra. The categories of industrial building types relevant to Yarra were identified and extant examples of the various building typologies were identified in Abbotsford, Collingwood, Clifton Hill, Fitzroy North and Fitzroy. Citations were reviewed.
2. Site visits to identified typological examples was undertaken. These site visits also considered the built heritage context within which they are located. Where the buildings or complexes had been redeveloped, photographs were taken and positive and negative features of the redevelopment were identified.
3. Existing policy guidance relating to the management of industrial heritage sites was sourced and reviewed.
4. Policy relevant to the Yarra context has been drafted, drawing on the above material

This advice originally prepared in February 2018 in the form of a memorandum, and has been updated and expanded to consider additional properties and changes in policy since that time.

2.0 Northern Suburbs Factory Study

The *Northern Suburbs Factory Study* identifies 11 industrial building types. Within Yarra a number of these types overlap; for example, there are a number of multi-storey factories (Type 5) with imposing classical façades (Type 4), as well as many large low-rise (single- and two-storey) complexes with saw-tooth roofs (Type 6) that have Moderne facades (Type 7) (see Appendix A for the extract from *Northern Suburbs Factory Study*) The change in industrial building form and design relates to technological changes in manufacturing from the nineteenth to the twentieth centuries, and the move away from the multi-storey mill to the efficiencies of the single-level production line, which required lower-scaled buildings with a larger footprint.

The typologies identified in the *Northern Suburbs Factory Study* span form, type, style and period and are not considered useful for informing the future development of these buildings. Therefore, when considering industrial heritage sites in Yarra with redevelopment potential, we have identified four key typologies:

1. **Residential scale industry / workshops** (Types 1 and 3 in the *Northern Suburbs Factory Study*) – this type of industrial building is found scattered throughout the City of Yarra. These buildings contained small-scale manufacturing or trade services such as blacksmithing, motor mechanics or artisans and are normally single-storey and have a domestic scale and appearance. This type of industrial building is often found within established low-scale residential areas within the City of Yarra.
2. **Multi-storey factories** (Type 5 in the *Northern Suburbs Factory Study*) – industrial buildings where manufacturing occurred on multiple levels of the same complex. These factories have their antecedents in the eighteenth and nineteenth century mills of the Industrial Revolution in England and were constructed for manufacturing textiles, clothing and footwear. This type of industrial building is commonly located within or immediately adjacent to low-scale residential areas within the City of Yarra.
3. **Large low-rise factories** (Type 6 in the *Northern Suburbs Factory Study*) – larger sites for single- and two-level production-line operation reflecting the changing manufacturing techniques pioneered by Henry Ford and others in the United States at the beginning of the twentieth century. This typology often has saw-tooth roof forms and a decorative (often Moderne) one or two-storey principal façade. These large-scale factories are more commonly found within dedicated industrial precincts rather than within established residential areas.
4. **Specialist processing plants** (Type 2 in the *Northern Suburbs Factory Study*) – industrial complexes comprising numerous buildings or structures in which specialised manufacturing processes occurred. Such sites include breweries, distilleries, tanneries, gasworks, freezing works, rope works and flour mills. These often have specific building forms such as grain silos, shot towers, distillery and brewing towers, gasometers etc. Again, this industrial heritage place type is typically located within dedicated industrial precincts rather than within established residential areas.

Each of these four typologies requires different management approaches when considering redevelopment.

3.0 Examples of redeveloped industrial sites

A number of examples of the four different typologies were visited and photographed from the public realm. Where redevelopment of the site had occurred, both positive and negative features of the redevelopment were documented to build up a body of principles that can be applied in a policy sense.

Regardless of the typology under consideration, the following principles were found to be relevant when considering the redevelopment of all four industrial typologies in order to encourage a positive heritage outcome:

- Significant fabric, such as principal elevations and industrial roof forms (where the roof is an important feature of place, for example, due to the presence of lanterns etc), should be retained and conserved.
- Chimneys, silos and towers within industrial sites are often local landmarks and communicate the function and industrial nature of these heritage places. These features should be retained and conserved. Their visual prominence within the site should be retained.
- The original form and scale of the industrial site should remain legible in any redevelopment.
- Remnant painted signage should be retained and conserved.
- The inter floor height of new development should consider the impact on the existing fenestration pattern to avoid new floor plates cutting through window and openings etc.
- Recessive colours and materials for additions and new built form should be used and dramatically contrasting colours or patterns within additions should be avoided.
- Additions should reflect or subtly interpret historic façade patterning, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays. Unarticulated curtain glazing should be avoided
- Highly reflective glazing in both historic openings and new built form should be avoided.
- Visually lightweight additions and/or linking elements should be encouraged to transition between historic and new built form, especially where the heritage building is of masonry (brick or concrete) construction.

The above principles are not replicated in the following examples.

3.1 Residential scale industry / workshops

This typology is scattered throughout both the residential and commercial areas of Yarra. It is generally associated with small-scale 'light industry' such as clothing and footwear manufacture, blacksmithing, motor garages and maintenance workshops. Other examples of this type include local utilities such as water pumping stations and electrical substations. These buildings often have a domestic scale and appearance.

When this typology occurs in residential areas, the residential provisions of the heritage policy should be applied. Given that the building can often be atypical within a residential heritage precinct context, the heritage policy needs to ensure that it does not preclude or compromise the appropriate management of these places. When occurring in a mixed use or commercially zoned context these buildings are often susceptible to inappropriate redevelopment due to their small scale and perceived lack of adaptability.

Pattern Maker – Rae St, Fitzroy North (HO327 – North Fitzroy Precinct)

Positive features:

- Conversion to residential retains original form and scale.
- Original signage retained and conserved.
- Alterations confined to the rear.

Negative features:

- Domestic-style landscaping obscures the building.

Policy considerations:

- Encourage the use of 'industrial' rather than 'domestic' type fences, walls and landscaping, where appropriate.
- In a residential precinct, policy relating to the siting and form of alterations and additions should generally apply to this typology.

Footwear Manufacturers – Noone St, Clifton Hill (HO316 – Clifton Hill Eastern Precinct)

Positive features:

- Façade and western elevation retained intact.
- Three-storey townhouses concealed behind façade when viewed from the street.
- Subtly contrasting brickwork applied to increase height of the western façade.
- Materials used reference the brickwork and rendered parapet.
- A similar ratio of solid to void is used in the new walls to that of the historic façade.

Negative features:

- Only a small return of the brickwork on the eastern elevation retained.

Policy considerations:

- Side elevations visible from the public realm should normally be retained. Where a side elevation has been substantially altered or makes a minor contribution to the significance of the place, the depth of one or more structural bays should normally be retained to ensure facadism is avoided.
- Minimise new openings in intact secondary elevations and reuse existing openings wherever possible.

160 Argyle St, Fitzroy (HO334 – South Fitzroy Precinct)

Positive features:

- Retention and conservation of the historic openings and security bars on the heritage building.
- Retention of historic painted signage on the primary facade.
- Visual contrast of the rectilinear form of the heritage building and the curved form of the new building.

Negative features:

- Complete loss of the roof form.
- Inadequate setbacks resulting in the new building engulfing the single-storey heritage building.
- Poorly considered junction between the new and heritage fabric, including truncation of side elevation signage.
- Floor to ceiling heights within the heritage shell do not reflect original volumes, resulting in a floor level running across window openings in the heritage fabric.
- The loss of the majority of the external fabric results in facadism.

Policy considerations:

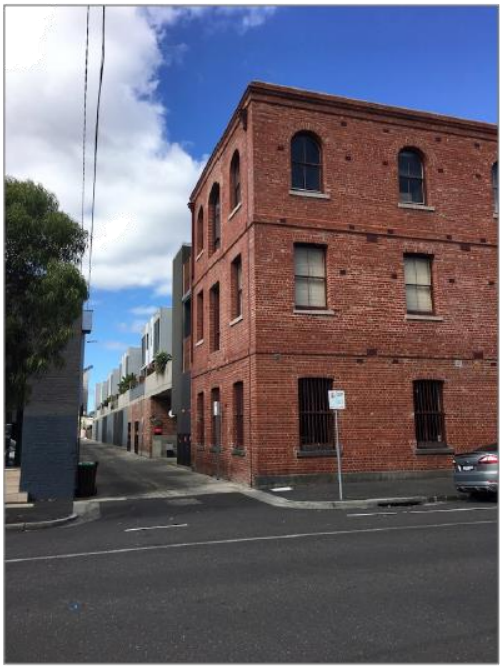
- Side elevations visible from the public realm should normally be retained. Where a side elevation has been substantially altered or makes a minor contribution to the significance of the place, the depth of one or more structural bays should normally be retained to ensure facadism is avoided.
- Require retention of part of the roof form where it is visible from the public realm. Generally, a minimum depth of a structural bay should be retained.

- Avoid cantilevering or building over the significant elements of the historic building including facades and parapets.
- Require new built form to adopt a subtly contrasting approach that respects the industrial character of the heritage place and distinguishes new built form from the historic fabric.

3.2 Multi-storey factories

These are industrial buildings where manufacturing occurred on multiple levels of the same complex. For larger buildings (three or more storeys), redevelopment can often be accommodated within the existing volume of the factory. A one or two-storey visually lightweight rooftop addition may also be appropriate for these buildings.

This industrial typology is normally characterised by decorative (often Classically inspired) facades and brick or rendered masonry construction. Chimney stacks may also be present. Examples in Yarra include the Denton Hat Mills, parts of both the Foy & Gibson Complex, and parts of the MacRobertson's Confectionary Complex. These buildings are often located within or immediately abut low-rise residential areas that are subject to the Heritage Overlay.



Denton Hat Mills – 46-60 Nicholson St, Abbotsford (VHR H0815)

Positive features:

- Volume and scale of the original factory retained.
- Principal façades and chimney retained and conserved.
- New development concealed behind the principal façades.
- Internal redevelopment retains original floor to ceiling heights.

Negative features:

- No obvious negative features – a good heritage outcome.

Policy considerations:

- Avoid new openings in highly intact facades, and minimise the need for large-scale openings particularly for vehicle access.

Foy & Gibson Complex – Collingwood (VHR H0755)

Positive features:

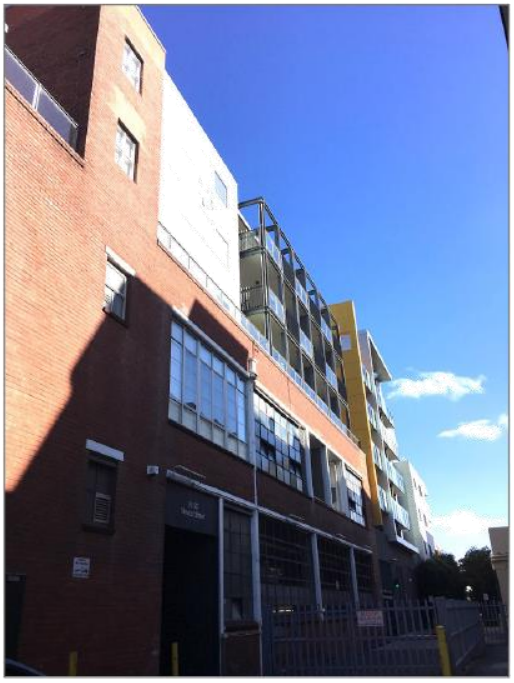
- Volume and scale of the original factory retained.
- Principal façades and chimneys retained and conserved.
- Internal redevelopment retains original floor to ceiling heights.
- Upper level additions are set back from the principal façades and read as a clearly separate intervention.
- The vertical proportions of the two-storey addition (to the left) reflect the bay widths of the façade.
- The two-storey addition (to the left) is set back from the chimneys, allowing them to continue to be read as freestanding elements.
- The colour of the roof top addition (below) is recessive.

Negative features:

- The contrasting striped appearance of the two-storey addition (above) is visually distracting and draws the eye away from the historic façade.
- The balcony treatments of the addition (above) are incongruous with the materiality of the heritage place.
- The windows in the roof top addition (to the left) do not reflect the fenestration pattern or proportions of the windows in the façade. The high void to solid wall proportions of the addition visually distracts the eye from the façade.

Policy considerations:

- One to two-storey visually lightweight rooftop additions may be acceptable for multi-storey factories of three or more storeys.
- Avoid dramatically contrasting colours or patterns within additions.
- Upper level additions on multi-storey buildings (three or more storeys) should be set back at least the depth of one structural bay from facades to enable the three-dimensional form of the building to remain legible.
- Where the roof is an important feature of place (for example, due to the presence of lanterns etc), the historic form of the roof should be retained and conserved.



21-23 Stewart Street, Richmond (HO332 – Richmond Hill Precinct)

Positive features:

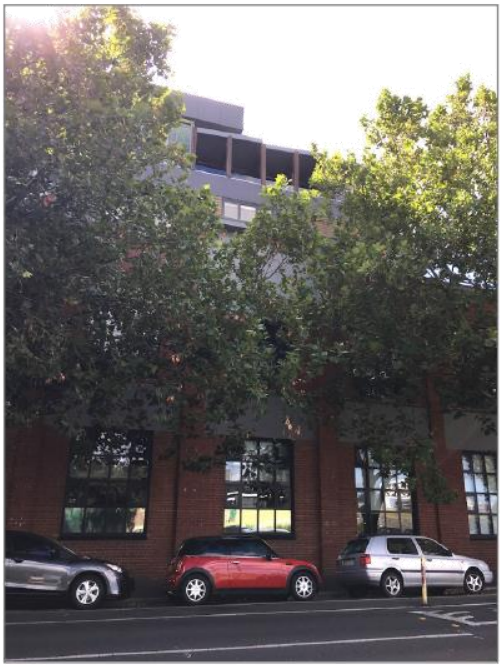
- Volume and scale of the original factory retained.
- Principal façades retained and conserved.
- Internal redevelopment retains original floor to ceiling heights.
- Upper level additions are set back from the principal façade and read as a clearly separate intervention.
- Secondary elevations are retained.
- The new additions utilise an appropriate 'industrial' design aesthetic.
- The extent of the heritage building and the new development is clearly differentiated with the change of colour and materials; in this case a yellow 'fin' is used to delineate the new development.

Negative features:

- Balconies created behind the windows of the principal façade break up the rhythm of the façade and can result in it being read as thin-skin façadism.
- Setbacks of new built form on the secondary elevations should be greater to enable the form of the heritage building to be more clearly read.

Policy considerations:

- Discourage the removal of windows from existing openings to create balconies.
- Require adequate setbacks from secondary elevations to ensure the three dimensional form of the heritage building is maintained.
- Require new built form to adopt a subtly contrasting approach that respects the industrial character of the heritage place and distinguishes new built form from the historic fabric.



80-88 Trenerry Crescent, Abbotsford (HO337 – Victoria Park Precinct)

Positive features:

- The Trenerry Crescent elevation has been retained.

Negative features:

- Complete loss of the roof form and side elevations resulting in facadism.
- Lack of side and upper-level setbacks means the new building engulfs and overwhelms the heritage building.
- Strong horizontal emphasis of the new building bears no relationship to the vertical emphasis of the heritage building.
- Overly reflective glazing inserted into historic openings.

Policy considerations:

- Side elevations visible from the public realm should normally be retained. Where a side elevation has been substantially altered or makes a minor contribution to the significance of the place the depth of one or more structural bays should normally be retained to ensure facadism is avoided.
- Require retention of part of the roof form where it is visible from the public realm. Generally, a minimum depth of a structural bay should be retained.
- Avoid cantilevering or building over the significant elements of the historic building including facades and parapets.
- Require new built form to adopt a subtly contrasting approach that respects the industrial character of the heritage place and distinguishes new built form from the historic fabric.

3.3 Large low-rise factories

This typology is subject to the most pressure from a redevelopment perspective but are often located within dedicated industrial precincts rather than in established low-rise residential areas. These factories generally occupied larger sites for single- or two-level production-line operation, resulting in large footprints with redevelopment potential. This typology often has saw-tooth roof forms delineating the factory floor (refer to Type 6 'The Shed Principle' in the *Northern Suburbs Factory Study*) and a one or two-storey administration/office component behind the principal façade.

Image Source: VHD

Harry the Hirer (former Repco Factory) 85-91 Burnley Street, Richmond (HO252)

The former Repco Factory and office complex is subject to Yarra Amendment C223 which seeks to apply a Development Plan Overlay (DPO15). The front part of this site is subject to the Heritage Overlay upon which it is proposed to erect two towers, one of 12 storeys and one of 7 storeys set back between 8m and 13m from the street frontages. Note: the comments below are based on the DPO not a approved or built development.

Positive features:

- The street elevations of HO252 have been retained.
- The proposed development will reinstate the original brick and render finishes.
- Lower (7 storey) built form is proposed behind the single storey factory building facing Appleton Street.
- The setbacks (8m, 10m and 13m) proposed in DPO15 help ensure that the addition reads as a clearly separate element to the historic form.
- The breaking up of the new built form into separate towers avoids a monolithic upper level form.

Policy considerations:

- Require retention of part of the roof form where it is visible from the public realm. Generally, a minimum depth of a structural bay should be retained.
- Set back taller elements from the retained form of the heritage building.
- Encourage higher built form to be broken up into separate elements to avoid a monolithic new built form.
- Recognise that large industrial complexes outside low-rise residential areas that are subject to the Heritage Overlay provide the opportunity for taller build form than might be achieved within a primarily residential precinct.

© Bryce Raworth Pty Ltd (sourced from Amendment C223 to the Yarra Planning Scheme - Analysis of heritage issues, Revised December 2018)

Former Builders' Steel Form Supply Co., 9-11 David Street, Richmond (HO250)

Positive features:

- The street elevations of HO250 have been retained.
- The development has enabled the restoration of elements of the David Street façade.
- Window openings have generally been retained.

Negative features:

- Complete loss of the roof form.
- The new 11 storey tower is a large stepped mass that visually dominates the retained façade.
- The minimal (2m) setback of new upper level form from the retained façade does not enable the three dimensional form of the former Builders' Steel Form Supply Co. building to be understood.
- The heavily articulated façade to the upper level development including recessed balconies, 'winter garden' balconies and moveable perforated metal screens is not recessive and visually dominates the heritage façade.
- Height of the new towers is not keeping with the character and appearance of adjacent buildings and the heritage place.

Policy considerations:

- Require adequate setbacks from street elevations to ensure the three-dimensional form of the heritage building is maintained and it reads as the primary element of the site.
- Encourage higher built form to be broken up into separate elements to avoid a monolithic new built form.
- The architectural language and materiality of the new addition bears little or no relationship to the heritage form.
- Avoid overly articulated façade treatments that visually compete with the simple Moderne façade of the existing building.

Cnr Gipps & Nicholson Street, Abbotsford (HO313 – Charles Street Precinct)

Positive features:

- The volume and exterior walls of the original factory building is maintained.
- Door and window openings in the original factory building are maintained and the facades have been conserved.
- The new addition reads as a clearly separate element to the historic form.
- The use of a darker brick for the addition references the materials and solidity of the original form, but provides an appropriate contrast. The darker colour is recessive against the original brickwork.
- A recessed, dark glazed level allows the new addition to rise above the historic parapet, allowing the new form to appear as a clearly separate element to the historic form.
- The fenestration pattern of the new addition references the patterning and solid to void proportions of the historic form.
- The roof form of the new addition subtly references the sawtooth roof form that originally existed on the historic form.

Negative features:

- Front and side setbacks of the new development could have been increased to enhance the prominence of the historic fabric.

Policy considerations:

- New built form (as visible from the street) should not exceed approximately the same volume of the historic form.
- Require adequate setbacks from street elevations to ensure the three-dimensional form of the heritage building is maintained and it reads as the primary element of the site.
- Encourage the use of visually lightweight 'linking elements' (for both upper level and side additions) to clearly differentiate historic built form from new.

Footwear Manufacturers – 98-100 Roseneath St, Clifton Hill (HO316 – Clifton Hill Eastern Precinct)

Positive features:

- The volume and exterior walls of the original factory building is retained.
- Door and window openings in the original factory building are maintained and the facades have been conserved.
- The new addition reads as a clearly separate element to the historic form.

Negative features:

- Front and side setbacks of the new development could have been increased to enhance the prominence of the historic fabric.
- The architectural language and materiality of the new addition bears little or no relationship to the heritage form.
- Large areas of curtain glazing are used and the window proportions of the new development bear no relationship to the heritage building.
- The glazed walls are set on the parapet line of the existing façade.
- The new balustrades are not recessive and disturb the line of the brick parapet.

Policy considerations:

- New built form (as visible from the street) should not exceed approximately the same volume of the historic form.
- Require adequate setbacks from street elevations to ensure the three-dimensional form of the heritage building is maintained and it reads as the primary element of the site.
- Avoid building directly above existing parapets and require that new balustrades are setback from the face of the existing parapet.

Bootmakers – 28-42 Reid Street, Fitzroy North (HO327 – North Fitzroy Precinct)

Positive features:

- The volume and exterior walls of the original factory building are maintained.
- Door and window openings in the original factory building are maintained and the facades have been conserved.
- The new addition reads as a clearly separate element to the historic form, and is substantially concealed from views directly opposite due to its stepped form
- The fenestration pattern of the new addition references the patterning and solid to void proportions of the historic form.

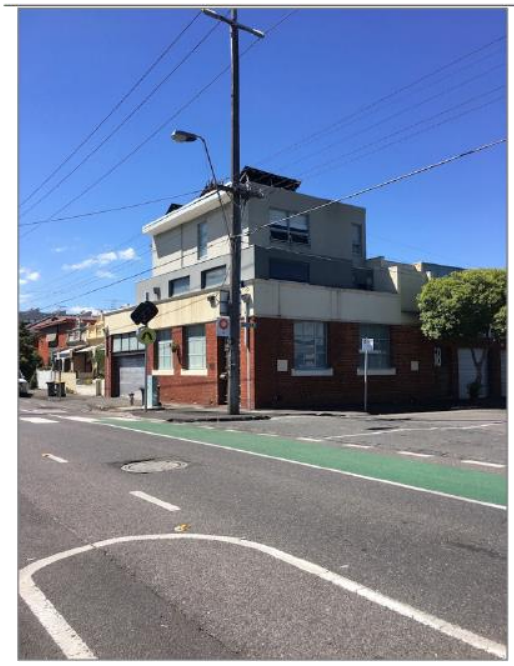
- Retention of historic painted signage.

Negative features:

- None of the saw-tooth roof form that was previously visible from oblique views has been retained.
- No side setbacks of the new development with a corrugated steel clad wall build directly off the saw-tooth profile parapet.
- The architectural language of the new addition bears little or no relationship to the heritage form, particularly in terms of the spacing of horizontal features.

Policy considerations:

- Require adequate setbacks from side elevations to ensure the three dimensional form of the heritage building is maintained.
- Retain one or more bays of the industrial roof form, such as the saw-tooth roof, where visible from the public realm.
- Avoid building directly above existing parapets.



Clothing Manufacturers – Cnr Wellington & Keele St, Collingwood (HO321 – Gold Street Precinct)

Positive features:

- The volume and exterior walls of the original factory building are retained.
- Door and window openings in the original factory building are maintained and the facades have been conserved.
- The new addition reads as a clearly separate element to the historic form.

Negative features:

- The awkwardly composed box-like addition does not adequately differentiate itself in materials or colours from the heritage building and overwhelms the heritage fabric.
- The fenestration pattern of the addition is ad hoc and bears little or no relationship to the heritage form.
- Ground floor windows have been obscured.
- Front and side setbacks of the new development could have been increased to enhance the prominence of the historic fabric.

Policy considerations:

- Require adequate setbacks from street elevations to ensure the three-dimensional form of the heritage building is maintained and it reads as the primary element of the site.

- Encourage the addition to be more clearly read as a new element, utilising materials and colours that are recessive against the heritage fabric.

Engineering Factory – 50 Rose St, Fitzroy (HO334 – South Fitzroy Precinct)

Positive features:

- The principal elevation of the heritage building is retained.
- Door and window openings in the original factory facade have been sensitively adapted with appropriate new industrial-style doors and windows to enable new uses.
- The new addition reads as a clearly separate element to the historic form.
- The top levels are treated differently from the main building to create a separate 'capping' element.
- Retention of remnant historic painted signage.
- The floor to ceiling heights of the factory component are maintained.

Negative features:

- The complete loss of roof form and inadequate setback of the new development behind the principal façade results in façadism.
- The addition is visually bulky and overwhelms the heritage fabric.
- The architectural language and structural module of the new addition bears little or no relationship to the heritage form.
- Poorly considered junction between new and heritage fabric at the western return of the factory building.

Policy considerations:

- Where new doors, windows and other features or services are required, they should subtly reference the industrial language of the place.
- The new built form (as visible from the street) should not exceed approximately the same volume of the historic form.
- Require adequate setbacks from principal elevations to ensure the three-dimensional form of the heritage building is maintained.
- Avoid cantilevering or building over the significant elements of the historic building including parapets and facades.
- Require new built form to adopt a subtly contrasting approach that respects the industrial character of the heritage place and distinguishes new built form from the historic fabric.

Part of the MacRobertson's Confectionary Complex – 420-428 Gore St, Fitzroy (HO334 – South Fitzroy Precinct)

Positive features:

- The volume and exterior walls of the original factory building are retained.
- Door and window openings in the original factory building have been sensitively adapted with appropriate new industrial-style doors and windows to enable new uses.
- The new addition reads as a clearly separate element to the historic form.
- The relatively plain wall treatment for the addition references the materials and solidity of the original form, but does not attempt to compete with the fine-grained texture of the historic brick fabric. The colouring is recessive against the heritage fabric.
- The new addition is setback from the parapets of the heritage building, allowing the heritage fabric to retain prominence in the streetscape.
- The heavily planted parapet softens the juxtaposition between the heritage façade and the new development, although it is noted that it is inconsistent with the industrial aesthetic of the former factory. The residential context probably supports this approach in this context.

Negative features:

- The visual bulk of the addition, particularly as viewed obliquely, could have been improved by breaking the up the form through increased articulation.
- Many existing openings have been modified and a number of new openings introduced.

Policy considerations:

- The new built form (as visible from the street) should not exceed approximately the same volume of the historic form.
- Encourage the massing of new additions to avoid large unarticulated lengths of wall.
- Maintain existing openings within historic facades and discourage the introduction of new openings in intact elevations.
- Where new doors, windows and other features or services are required, they should subtly reference the industrial language of the place.
- Encourage the use of 'industrial' rather than 'domestic' landscaping treatments, where appropriate – noting that the approach taken here helps soften the impact of the development within its residential context.

3.4 Specialist processing plants

These multi-faceted sites contain a series of industrial buildings or structures in which specialist manufacturing or processing occurred. They are often comprised of a range of separate buildings or structures of different forms (silos and towers as well as more typical factory buildings) on the one site. Such sites include breweries, distilleries, tanneries, gasworks, freezing works, rope works and flour mills. The nature of these industries often meant they were located outside residential areas or were near main roads and/or the Yarra River. They also commonly included tall multi-storey structures as part of their function e.g. silos, chimney stacks and brew towers etc.

Due to their complexity, and the often-unique nature of the manufacturing equipment and process involved it is recommended that a Conservation Management Plan be prepared prior to their redevelopment to ensure the important heritage components are retained and managed appropriately. Where this typology has been successfully redeveloped, the different elements of the site remain legible and a variety of new built form responses have been applied to the different historic components.

Byfas Ltd Factory – 8-16 Trenerry Crescent, Abbotsford (HO314 – Yarra Falls Precinct) *Note: land surrounding the art deco building is not within the HO

Positive features:

- The volume of the original factory building is maintained.
- Door and window openings in the original factory building are retained and the facades have been conserved.
- The chimney has been retained and conserved.
- Redevelopment of the site has occurred in discrete built form envelopes rather than a single large structure. This reflects the history and nature of the site as a complex of individual buildings, rather than a single form.
- New built form reads as a clearly separate element to the historic form.
- The new buildings within the complex are sensitive in terms of scale and massing to the heritage building.
- The fenestration pattern of the new roof top addition and new residential component fronting Turner Street references the patterning and solid to void proportions of the historic form.
- The roof top addition is subservient in scale to the heritage building and is visually lightweight.
- New elements such as the balconies continue the industrial aesthetic of the heritage building.

Negative features:

- The profile of the brick chimney has been lost against the sky by the construction of the apartment building.

Policy considerations:

- Redevelopment of large industrial complexes should be guided by a Conservation Management Plan.

- Development within larger complexes should be broken down into smaller building envelopes to reflect the historical arrangement of the site.
- Discrete heritage structures within the complex should be retained, conserved and reused where their reuse is appropriate.
- Remnant industrial features such as chimney, towers, silos and remnant machinery should be retained, incorporated into the redevelopment, and interpreted.
- Historically prominent features such as chimneys and silos should remain prominent within the redeveloped site and within the wider streetscape or precinct.
- New built form should respect and reflect the scale and architectural language of the heritage buildings and should reflect the industrial aesthetic of the place.

Malt House Complex – Abinger Street, Richmond (HO424)

Positive features:

- The volume of the original factory building and to a lesser degree the silos has been maintained.
- Door and window openings in the original factory building are maintained and the facades have been conserved.
- The roof form of the factory building has been maintained within simple roof lights added.
- The new additions read as clearly separate elements to the historic form.
- The new buildings within the complex and additions to existing buildings are sensitive in terms of scale and massing with the heritage building.
- The fenestration pattern of the new addition references the patterning and solid to void proportions of the historic form.
- The adaptive reuse of the silos is incorporated into an innovative contemporary design.
- New elements such as the balconies reference the industrial aesthetic of the complex through the use of materials such as off-form concrete and Corten™ steel.

Negative features:

- The nautical imagery of the 'Ark' apartments in the silos (ships bow and porthole-like windows) is incongruous both in an industrial and inland suburban context.

Policy considerations:

- See Byfas Ltd Factory discussed above.

Former Victoria (Aitken's) Distillery – Northumberland Street, Collingwood (HO116)

Positive features:

- The original distillery buildings and silos within the complex have been retained, conserved and reused.
- The original industrial complex remains legible and the site has been subtly interpreted through the naming/identification of the different buildings within the complex.
- Door and window openings in the original factory buildings are maintained.
- The roof form of the buildings has been maintained within simple roof lights added.
- The new buildings and additions read as clearly separate elements to the historic form, but strongly reflect the industrial aesthetic of the site.
- The new buildings within the complex and additions to existing buildings are sensitive in terms of scale, massing and materials.
- Remnant distillery plant and equipment has been incorporated into the new public spaces created.

Negative features:

- A good heritage outcome although some new windows have been insensitively located and detailed.

Policy considerations:

- See Ltd Factory discussed above

4. Existing and proposed policy guidance

Industrial heritage places are specifically addressed within the Kingston and Maribyrnong heritage policy of their respective planning schemes. The City of Melbourne has exhibited updated heritage policies as part of Planning Scheme Amendment C258, the Planning Panel Report into which has been released. While not specifically referencing industrial heritage, the updated policies provide useful guidance for this class of place. The Heritage Council of Victoria has also produced guidance on the adaptive reuse of industrial heritage places. These policies are discussed in detail below.

4.1 City of Kingston

Kingston's Heritage Policy at Clause 22.16 of the Kingston Planning Scheme addresses, albeit briefly, new building and additions to industrial and commercial heritage places. The Kingston policy provides guidance aimed at retaining contributory fabric and ensuring that new development protects key views of the heritage building and respects its scale through the sensitive massing of form.

The policy states:

> ***New buildings and works and additions: industrial and commercial heritage places***
>
> - *To promote sensitively designed new development to industrial and commercial heritage places that:*
> - *Maintain and respect the unique character of significant industrial and commercial heritage places;*
> - *Preserve the existing roof line, chimney and contributory architectural features that are essential components to the architectural character of the heritage place;*
> - *Are articulated and massed to correspond with the prevailing building form;*
> - *Respect the scale of the existing heritage place by graduating building form of adjacent new development in a stepped effect away from the place to minimise the visual dominance of adjacent new works;*
> - *Do not obscure principal viewlines to existing significant signage;*
> - *Do not negatively impact upon the significance or architectural character of the place.*

4.2 City of Maribyrnong

Maribyrnong's Heritage Policy at Clause 22.01-16 of the Maribyrnong Planning Scheme includes specific guidance on industrial heritage. The guidance on the redevelopment of industrial places sets out a sound policy basis based on the municipality's industrial past. It also provides decision guidelines that recognise the reality of dealing with heritage places that may have issues that make the retention of heritage fabric difficult or impossible, such as high levels of contamination. The policy recognises the value of preparing a Conservation Management Plan for major industrial sites or complexes, which are common in the City of Maribyrnong. The interpretation of industrial sites is also encouraged as is the retention of redundant equipment where this can aid the understanding of the heritage place. However, the emphasis of the policy is on retaining places in an industrial usage, which is likely to be less relevant in the context of the City of Yarra, and does not apply to sites that have already been fully converted to non-industrial uses.

The policy states:

> ***22.01-16 Industrial Heritage Policy***
>
> ***Where the policy applies***
>
> *This policy applies to scheduled Heritage Overlay sites within an Industrial 1, Industrial 3, Business 3 or various other zones, which have been developed and are being used for industrial purposes or for a utility installation.*
>
> *This policy does not apply to former industrial sites which have been fully converted to non-industrial uses.*
>
> ***Policy basis***

A dominant theme in the development of Maribyrnong since the mid-nineteenth century has been the development of industry and some of Victoria's most significant industrial heritage is now found within the city. Meat and meat product processing, engineering, munitions and armaments, have been dominant industries in Maribyrnong over long periods of time.

The Maribyrnong Heritage Review 2001 has identified a wealth of industrial heritage in the area, which includes places that are no longer used for their original purpose and have been redeveloped such as the former Barnett Glass Rubber Factory, to complexes such as Sugar Australia which continue processes which originally commenced more than a century ago.
Conservation policy and practice is needed to protect and promote industrial heritage in a context of rapid change occurring at industrial sites throughout the municipality.

The conservation of industrial heritage places presents specific management issues. It is often the use of the site for the same purpose over a long period that is of the primary historical significance. While fabric such as buildings or plant may contribute to the significance of industrial heritage places by illustrating the development of the place over time, the ongoing replacement and upgrading of this fabric is often an integral part of the operation of the use. 'Conservation by use' is an important heritage principle and on this basis, there may be circumstances where it may be appropriate to permit the removal or alteration of fabric if it will facilitate the historic use of a site and ensure future viability.

Objectives

The objectives of this policy are:

- *To conserve industrial heritage places as an integral part of the City's heritage fabric and in a manner which is supportive of ongoing industrial activity.*
- *To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.*
- *To encourage conservation and other works including maintenance, restoration, reconstruction and adaptation.*
- *To ensure that industrial heritage places continue to be used and conserved, and that replacement and renewal occur where necessary for the continuation of an historic industrial use.*
- *To ensure that the conservation of industrial places is balanced against other policies and objectives which may have a bearing upon the ongoing use and development of land.*
- *To conserve infrastructure associated with industrial sites including railways, pipelines, roads, wharves and the like where this is practically achievable and will not unreasonably impact, physically or economically, upon the re-development of the site for a continued or new industrial use.*

Policy

It is policy that:

- *Preference will be given to applications for development that:*
  - *Support the continued viability of the historic industrial use of the site.*
  - *Seek to achieve a balance between the achievement of conservation objectives and other relevant planning scheme policies, and objectives in relation to economic viability and occupational health and safety.*
  - *Where possible, conserve fabric considered to be of primary significance unless the fabric has been made redundant and must be replaced by new buildings, plant or equipment associated with an ongoing or new industrial use, or its retention is outweighed by other more important policy outcomes.*
  - *Retains redundant fabric of primary significance in-situ if there is no immediate need to remove or relocate it.*
- *A Conservation Management Plan (CMP) be prepared for major industrial sites prior to works being undertaken to inform the development application.*

- *An appropriate record be made of any significant fabric that is proposed to be removed or demolished. This may include a photographic survey and measured floor plans and elevations. All recordings must be of archival quality.*
- *When a use is discontinued and a site redeveloped, preference will be given to applications for new development that:*
  - *Retains as much significant fabric as possible;*
  - *Creatively interprets the history of the heritage place through the design or layout of new development including buildings, subdivision, landscaping, movement systems and public art; and*
  - *Incorporates interpretation of the heritage place, and the place within its context. This may include interpretative signage that outlines the history of the site and may include text, images or maps.*

Policy

It is policy that before deciding on an application, in addition to the decision guidelines elsewhere in this policy and the Scheme, the responsible authority should also consider when relevant:

- *Whether the proposed buildings, works or demolition will advance policies and objectives of the planning scheme in terms of the ongoing use and development of land for industrial or port-related purposes.*
- *Whether the proposed buildings, works or demolition will support the continuation of the historic industrial use carried out on the site.*
- *Whether the proposed buildings, works or demolition will support the viability of a new industrial use on the site.*
- *Whether demolition will, when balanced against other policies and objectives, achieve a net community benefit.*
- *Whether the demonstrated level of contamination prevents, or makes prohibitive, the repair, adaptation or re-use of a significant building or place.*
- *Whether there is an opportunity for redundant equipment to remain in-situ as historic evidence or for interpretation.*
- *Whether, when balanced against other planning policies and objectives, the historic use of the site is able to be properly recognised by interpretation.*
- *Whether any proposed interpretation will provide adequate information about the historic use and development of the site, including any significant links with other related industrial, commercial or residential places.*
- *Any framework or strategy relating to the land that is included as a reference or incorporated document in the Scheme.*

4.3 City of Melbourne

The Melbourne Planning Scheme Amendment C258 – Heritage Policies Review proposes, amongst other things, new heritage policies within and outside the Capital City Zone. Melbourne City Council's expert witness, Ms Jordan, recommended that 'Clause 22.04 Heritage Places within the Capital City Zone' and 'Clause 22.05 Heritage Places outside the Capital City Zone' be combined into one policy, 'Clause 22.05 Heritage Policy'. In contrast, the Panel Report (dated 15 May 2019) recommended that the separate policies be retained. The new policy (which still undergoing review) includes the following clauses that are of relevance to the matters considered in this review.

The clauses of particular relevance are bolded:

22.05-7 Demolition

It is policy that:

- *The demolition of a non-contributory place will generally be permitted.*
- ***Full demolition of significant or contributory buildings will not generally be permitted.***

- ***Partial demolition in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted.***
- ***Retention of the three dimensional form is encouraged; facadism is discouraged.***
- ***The adaptive reuse of a heritage place is encouraged as an alternative to demolition.***
- ***The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.***
- *A demolition permit should not be granted until the proposed replacement building or works have been approved.*
- *The demolition of fences and outbuildings which contribute to the cultural significance of the heritage place is discouraged.*

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- ***The assessed significance of the heritage place or building.***
- ***The character and appearance of the building or works and its contribution to the historic, social and architectural values, character and appearance of the heritage place, and the streetscape.***
- ***The significance of the fabric or part of the building, and the degree to which it contributes to the three-dimensional form of the building, regardless of whether it is visible.***
- ***Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.***
- ***Whether the demolition is detrimental to the conservation of the heritage place***
- *Whether there are any exceptional circumstances.*

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the Responsible Authority.

22.05-8 Alterations

It is policy that:

- ***External fabric which contributes to the cultural significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.***
- *Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed cultural significance of the heritage precinct.*
- *Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.*

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- ***The assessed cultural significance of the building and heritage place.***
- ***The degree to which the works would detract from the significance, character and appearance of the building and heritage place.***
- ***Its structural condition.***
- ***The character and appearance of the proposed replacement materials.***
- ***Whether the works can be reversed without loss of fabric which contributes to significance.***

Removal of paint from originally unpainted masonry or other surfaces is encouraged providing this can be undertaken without damage to the heritage fabric.

The introduction of awnings and verandahs to ground floor façades and shopfronts may be permitted where:

- *The works reconstruct an original awning or verandah, based on evidence of the original form, detailing and materials; or*
- *The awning is an appropriate contextual design response, compatibly placed in relation to the building, and can be removed without loss of fabric which contributes to cultural significance.*

22.05-9 Additions

It is policy that additions to buildings in a heritage precinct are respectful of and in keeping with:

- ***Identified 'key attributes' of the heritage precinct.***
- ***Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.***
- ***Character and appearance of nearby significant and contributory buildings.***

Where abutting a lane, additions are to be respectful of the scale and form of heritage fabric to the lane.

Additions to significant or contributory buildings:

- ***are respectful of the building's character and appearance, scale, materials, style and architectural expression.***
- ***do not visually dominate or visually disrupt the appreciation of the building as it presents to the streetscape(s).***
- ***maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts and moderating height.***
- ***do not build over or extend into the air space directly above the front or principal part of the significant or contributory building.***
- ***retain significant roof form within the setback from the building façade together with any chimneys or similar roof elements of original fabric. Not obscure views of façades or elevations associated with the front or principal part of the building.***
- ***be distinguishable from the original fabric of the building.***

The design of additions is to:

- *Adopt high quality and respectful contextual design.*
- *Avoid direct reproduction of the form of historic fabric.*
- *Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.*

22.05-10 New Buildings

It is policy that new buildings are respectful of and do not detract from the assessed cultural significance of the heritage place.

New buildings:

- ***Are to be in keeping with:***
  - ***'Key attributes' of the heritage precinct such as:***
  - ***Building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation and fencing.***
  - ***Prevailing streetscape height and scale.***
- *Do not obscure views from the street(s) and public parks of the front or principal part of adjoining significant or contributory places or buildings.*
- ***Do not visually dominate or visually disrupt the appreciation of the heritage place by:***

- ***maintaining a façade height which is consistent with that of adjoining significant or contributory buildings, whichever is the lesser, and***
- ***setting back higher rear building components.***

- *Do not adopt a façade height which is significantly lower than prevailing heights in the streetscape.*
- *Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the streetscape. For land within the CCZ, new buildings should be positioned in line with the prevailing building line in the streetscape.*
- ***Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or place.***
- *Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.*
- *Do not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.*

The design of new buildings are to:

- ***Adopt high quality and respectful contextual design.***
- *Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.*

...

22.05-12 Subdivision

It is policy that subdivision of a heritage place:

- *Reflect the pattern of development in the streetscape or precinct, whichever is most relevant to the place.*
- *Ensure that appropriate settings and contexts for significant and contributory heritage buildings and places are maintained including the retention or any original garden areas, large trees and other features which contribute to the significance of the heritage place.*
- *Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.*
- *Provide for three dimensional building envelopes for future built form to each lot proposed.*

Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

...

22.05-18 Signage

It is policy that new signage associated with heritage places meet the following standards:

- ***Minimise visual clutter.***
- ***Not conceal architectural features or details which contribute to the significance of the heritage place.***
- ***Not damage the fabric of the heritage place.***
- ***Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.***
- ***Be readily removable.***
- *Address all relevant performance standards of Clause 22.07 – Advertising Signage*

Advertising signs may be placed in locations where they were traditionally placed.

The historical use of signage may be justification for new or replacement signage.

Existing signage that is deemed to have heritage value should be retained, and not altered or obscured, including historic painted signage.

This aim of the policy appears primarily to inform development behind the front or principal form of domestic dwellings (of which terraced houses are a common type within the City of Melbourne as they are in the City of Yarra). Its application to industrial buildings (beyond residential-scaled industry/workshops in residential areas) is potentially limited.

While not specifically addressing industrial places, many of the above policies could reasonably be applied to this class of place as they seek to retain important heritage fabric including significant roof forms and signage, and require that new development be setback from facades to ensure that new development does not dominate the heritage form. Of most relevance to current issues within the City of Yarra is the performance standard that seeks to retain the "…perception of the three-dimensional form and depth of the building" including from secondary elevations. Planning Scheme Amendment C258 also seeks to establish policy discouraging building over the front or principal part of a heritage place or its air space above.

4.4 Heritage Council of Victoria

In 2013 the Heritage Council Victoria produced *Adaptive Reuse of Industrial Heritage: Opportunities and Challenges* along with a number of case studies in Victoria and elsewhere in Australia. These examples demonstrate a range of appropriate design responses and development outcomes across different industrial place types. While the examples provided all involve adaption and reuse they do not involve the development of larger scale new built form. The accompanying issues paper sets out a range of issues and establishes a policy basis for the retention of heritage places but it does not provide examples of policy or decision guidelines for assessing proposals for the redevelopment of industrial places.

4.5 Industrial places within large precinct Heritage Overlays

In Yarra, industrial sites are often included within broad precinct-based Heritage Overlays and individual Statements of Significance haven't been prepared and tailored provisions (such as internal alteration controls) have not been applied. These large-scale precincts are commonly residential in character and it is these values, rather than their industrial heritage that are recognised within the Statement of Significance Where these industrial buildings are located within a predominantly residential precinct, their scale, form and architectural expression is often contrary to the character of that context. In these cases, consideration should be given to introducing individual overlays within the residential precinct to recognise the heritage values of the industrial building or complex that may be inconsistent with those of the surrounding Heritage Overlay precinct or alternatively preparing a Statement of Significance that recognises the specific heritage values of the industrial site.

Larger and more complex industrial sites, such as mills, breweries and distilleries, would benefit from the preparation of Conservation Management Plans to inform future adaptive reuse and redevelopment prior to the development of proposals.

4.6 Application of policy for places graded 'Individually Significant' or 'Contributory'

The grading of individual buildings within heritage studies has been a practice applied by heritage consultants since the earliest heritage studies of the late 1970s and early 1980s. Over this 40-year period inconsistencies in the application of letter gradings (A, B, C and D or A1, A2, B etc.) or 'Individually Significant' / 'Contributory' have become apparent across a number of inner-urban municipalities including the City of Yarra. Planning Practice Note 1: *Applying the Heritage Overlay* (August 2018) (PPN1) provides the following guidance:

> *The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, 'A', 'B', 'C') should not be used.*

PPN1 does not suggest any further hierarchy be applied within the threshold of 'local significance,' such as 'individually significant' or 'contributory'. The practice note identifies that those elements that contribute to the heritage significance of a precinct Heritage Overlay be graded 'contributory' within the Statement of Significance.

Melbourne Amendment C258 sought to translate the existing letter gradings applied within the Heritage Places Inventory (an Incorporated Document to the Melbourne Planning Scheme) into a 'significant' / 'contributory' / 'non-contributory' hierarchy. This approach closely aligns to that used in the City of Yarra's Appendix 8 (of the *City of Yarra Review of Heritage Overlay Areas 2007* (Graeme Butler & Associates)), which is a frequently-updated Incorporated Document that grades buildings 'individually significant', 'contributory' or 'not-contributory'.

The Panel considering Melbourne C258 concluded that 'significant' and 'contributory' gradings should not be used within that municipality's heritage inventory, but that all buildings that make a contribution to the values of the precinct should be graded 'contributory'. It recommended that "…where the property is located outside a precinct or where it is a place of heritage value situated amongst precinct properties, but it does not share the values of the precinct" it should be identified in the Heritage Places Inventory as an 'Individual Heritage Place'. This definition would apply to a number of industrial buildings that have heritage values but are located within precincts that have not been identified for their industrial characteristics.

The Panel, in considering the Clauses 22.04 and 22.05 of the Melbourne Planning Scheme, recommended removal of any differentiation between the application of heritage policy for 'significant' and 'contributory', which only occurred three times within each policy (i.e. 22.0X-6 'Demolition', 22.0X-7 'Alterations' and 22.0X-10 'Restoration and Reconstruction'). This Panel recommendation, if implemented, effectively removes the implicit hierarchy of importance that a 'significant' / 'contributory' grading system creates.

The Panel Report into Yarra Amendment C220 also recommended that levels of significance (and therefore grading) do not in themselves justify the use of different built form controls. In particular, the Panel stated:

> *The Panel does not agree that less significant sections* [of Johnston Street] *warrant a different treatment. Less significant areas equally deserve to exhibit the overall urban design outcome: a strong street wall with a distinct setback to the mid level form.*

Both the Panel reports into Yarra C220 and Melbourne C258 concluded that different controls should not be applied based on the level of significance or grading of the heritage fabric, and therefore it is recommended that the same policy objectives and built form controls should apply for places subject to the Heritage Overlay irrespective of their grading in Appendix 8.

In the absence of any material difference between the controls or policies applied to places based on their grading there appears to be little value in retaining the differentiation in Appendix 8 between 'individually significant' and 'contributory' buildings within Heritage Overlay precincts.

5. Recommended Industrial Heritage Policy

Drawing on the above case studies and the analysis of existing policies, a number of additional heritage-related policies are recommended for inclusion within the Yarra Planning Scheme.

The introduction of specific provisions within the Yarra Planning Scheme to encourage the retention and appropriate redevelopment of industrial heritage sites should include new clauses within both the Local Planning Policy Framework at Clause 21.05 – 'Built Form' and Local Planning Policy at Clause 22.02 – 'Development Guidelines For Sites Subject To The Heritage Overlay'. These will need to be translated into the new Planning Policy Framework format when the new heritage policy is introduced at Clause 15.03-1L.

Many of the policies recommended below will apply to all heritage places, while some are specific to industrial sites. Consideration will need to be given to the format of the policy to avoid unnecessary repetition, but to ensure that all relevant policies are applied to a consideration of applications for development of industrial heritage buildings and sites.

5.1 Local Planning Policy Framework

It is recommended that additional commentary be added to Clause 21.05-1 'Heritage' to recognise the importance of the municipality's industrial past. The suggested new text is identified below in **bold** typeface.

> *With over half of the municipality having heritage protection, heritage features, including buildings, subdivision patterns, open spaces, and streetscapes, underpin Yarra's valued character.*
>
> *Factors that contribute to the heritage character of particular neighbourhoods include the period of development and pattern of subdivision, predominant land uses, and the original socio-economic structure of the population. This has created unique neighbourhoods, retail activity centres and* ***industrial complexes*** *which are identified in Yarra's Heritage Overlays. These factors must be considered when understanding a site's significance. The cultural significance of heritage places must not be compromised by new development.*
>
> *In conserving areas of heritage significance there is also a need to provide for adaptive reuse and change of buildings* ***especially those that are no longer in their original use such as former industrial buildings and sites.***

5.2 Local Planning Policy

It is recommended that a number of policies be added under Clause 22.02 – 'Development Guidelines for Sites subject to the Heritage Overlay' or its successor policy at Clause 15.01-3L.

The recommended policies are made within the context of the existing Clause 22.02. The recommended new policy is identified in bold. Where the new policy has been drawn directly from another policy this is noted in brackets. Where a sub-clause has not been identified it is considered appropriate in the context of managing industrial heritage places or is not relevant. The policy in relation to residential buildings has not been reviewed as part of this project and therefore no changes have been identified.

These recommendations will need to be translated into the new format required by VC148 which introduced Clause 15.03-1S and 15.03-1L.

5.2.1 Clause 22.02 -5.1 'Demolition – Full Demolition or Removal of a Building'

Add the following policy:

a) **Where approval is granted for full demolition of a heritage place, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the Responsible Authority** (modified from Melbourne C258 – replaced 'significant building' with 'heritage place')**.**

5.2.2 Clause 22.02 -5.1 'Demolition - Removal of Part of a Heritage Place or Contributory Elements'

a) Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

b) **Encourage the retention and conservation of significant fabric, such as principal elevations, chimneys, visible roof forms and architectural features.**

c) Generally discourage the demolition of part of an individually significant or contributory building or removal of contributory elements unless:

(i) That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).

(ii) For a contributory building:

- that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or
- the removal of the part would not adversely affect the contribution of the building to the heritage place.

(iii) For individually significant building or works, it can be demonstrated that the removal of part of the building or works does not negatively affect the significance of the place.

d) Before deciding on an application for partial demolition or removal, the responsible authority will consider, as appropriate:

(i) The significance of the place and the degree to which the fabric or part of the building proposed to be removed contributes to the significance of the place.

(ii) The significance of the fabric or part of the building, and the degree to which it contributes to the perception of the three-dimensional form and depth of the building (Melbourne C258)**.**

5.2.3 Clause 22.02 -5.4 'Painting and Surface Treatments'

Add the following policy:

a) For additions and new built form, recessive colours and materials should be used and dramatically contrasting patterns should be avoided.

5.2.4 Clause 22.02-5.6 'Subdivision'

a) Support the subdivision of sites which do not detract from the heritage value of the place or contributory element.

b) Where appropriate, use a building envelope plan to protect the heritage values of the place. The building envelope plans should:

(i) Reflect the original rhythm of the streetscape.

(ii) Maintain an appropriate setting to the heritage place (Melbourne C258)**.**

(iii) Not provide for future development which will visually disrupt the setting and impact on the presentation of the heritage place (Melbourne C258)**.**

(iv) For former industrial complexes, reflect or interpret the historical arrangement of heritage buildings and processes within the complex.

5.2.5 Clause 22.02-5.7.1 'New Development, Alterations or Additions - General'

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

   (i) Respect or interpret the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.

   (ii) Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.

   (iii) Be visually recessive and not dominate the heritage place.

   (iv) Be distinguishable from the original historic fabric **and adopt a high quality and respectful contextual design response** (Melbourne C258).

   (v) Not remove, cover, damage or change original historic fabric.

   (vi) **Not build over or extend into the air space above the front or principal part of a heritage place** (Melbourne C258)**.**

   (vii) Not obscure views of principle façades.

   (viii) **Not employ external column/structural supports through the front or principal part of the building** (Melbourne C258)**.**

   (ix) Consider the architectural integrity and context of the heritage place or contributory element.

   (x) **Maintain the perception of the three-dimensional form and depth of the building by setting back the addition behind the front or principal part of the building, and from visible secondary elevation(s)** (Melbourne C258)**.**

   (xi) **Retain significant roof forms within the setback from the building façade particularly where this is visible from the public realm** (Melbourne C258)**.**

   (xii) **Maintain the inter-floor height of existing buildings and avoid new floor plates and walls cutting through window openings.**

   (xiii) **For additions, interpret historic façade patterning, including fenestration patterns and proportions, the relationship between solid and void and the module of structural bays.**

   (xiv) **Discourage the use of highly reflective glazing in both historic openings and new built form. Unarticulated curtain glazing should be avoided.**

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

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

d) Encourage visually lightweight additions and linking elements to transition between historic and new built form.

e) Minimise the visibility of new additions **in residential areas** by:

   (i) Locating ground level additions and any higher elements towards the rear of the site.

   (ii) Encouraging ground level additions to contributory buildings to be sited within the 'envelope' created by projected sight lines (see Figure 1)

(iii) Encouraging upper level additions to heritage places to be sited within the 'envelope' created by projected sight lines (for Contributory buildings refer to Figure 2 and for Individually significant buildings refer to Figure 3).

(iv) Encouraging additions to individually significant places to, as far as possible, be concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.

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

5.2.6 Clause 22.02-5.7.2 'New Development, Alterations or Additions – Specific Requirements: Industrial, Commercial and Retail Heritage Place or Contributory Elements'

a) ~~Encourage new upper level additions and works to:~~

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

b) Require the preparation of a Conservation Management Plan to guide the redevelopment of industrial complexes containing a number of heritage buildings and other elements (adapted from Kingston 22.01)**.**

c) Encourage the retention of features such as chimneys, silos and towers within industrial sites that serve as local landmarks and communicate the historic function of these heritage places. Ensure these features remain visually prominent in any redevelopment proposal.

d) Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

e) Encourage the interpretation of significant industrial sites and complexes including the retention of redundant equipment where this can aid the understanding of the heritage place (Kingston 22.01)**.**

f) Roof forms that contribute to the significance of the building should be retained, particularly where these are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys.

g) Side elevations visible from the public realm should normally be retained. Where a side elevation has been substantially altered or makes a minor contribution to the significance of the building, the depth of one or more structural bays should normally be retained to ensure the three-dimensional form of the building is retained.

h) Encourage new built form to adopt a subtly contrasting approach that respects the scale and industrial character of the place but is recessive against the heritage fabric.

i) Encourage visually lightweight one to two-storey rooftop additions on medium-rise (three or more storey) industrial buildings where the additions are set back a minimum of one structural bay from the principal façade/s.

j) Encourage new upper-level development behind one and two-storey industrial facades to be setback a minimum depth of two structural bays. New built form – as visible from the street – should not generally exceed the same volume of the historic form.

k) Encourage taller new built form on large industrial site to be broken up into separate tower forms rather than a single mass.

l) Encourage upper-level development to be setback from secondary elevations to ensure the three-dimensional form of the heritage building is retained.

m) Avoid new openings or the widening of existing openings in highly intact facades.

n) Encourage fencing and landscape treatments that reflect the industrial character of the heritage place.

APPENDIX A – EXTRACT FROM *NORTHERN SUBURBS FACTORY STUDY*

Northern Suburbs Factory Study (1992),* Gary Vines and Matthew Churchward, *Pages 133 - 136

Categories of building types

1. Residential scale industry

This type of factory is characterised by its domestic scale and appearance. in some cases it could be mistaken for a large but plain terrace house of parish hall. The examples are only one or two storeys with narrow frontages dictated by the size of the residential blocks and with window and door proportions similar to the surrounding houses. They can usually be distinguished by their almost complete coverage of the block and lack of out buildings. They generally date from the 1860s to 1890s and were intended for light manufacturing such as clothing and footwear. Examples in the study area include, Spicer's boot factory in Bell St. Lewis & Whitty's blacking factory in Charles St. the Phoenix Chemical Co. Napier St. and Ferguson's Mantle factory, Wood St. all in Fitzroy, Yates boot factory in Page St. Clifton Hill and Peatt's boot factory in Langridge St. Collingwood.

Many inner suburban factories which date from the mid to late nineteenth century are built in a form which mirrors the domestic architecture in which they are situated. Before the 1920s there was little concerted effort to segregate industrial uses from the commercial and residential districts except where the trade was so offensive as to cause an immediate public outcry. In fact, the reverse was often the case, where industry amidst housing was seen as desirable in an age when the workforce had to be within walking distance from their place of work. The style of building reflected the domestic architecture probably for two reasons. This style was in keeping with the environment and so reduced opposition to industry. It was also the predominant form of building, familiar to the carpenters, bricklayers and stonemasons who designed and erected the bulk of buildings in Melbourne, before the trade of architect became common.

2. Specialist processing plants

A number of industries which turned traditional craft skills into mass production required purpose built processing plants to take the large scale equipment and handle bulk raw materials. Breweries, distilleries, tanneries, gasworks, freezing works, rope works, flour mills, etc. were dictated in their form by the actual process. The plant and equipment of these works, such as malting floors, brewing vats, distillation tanks, tan pits, gas retorts, freezing chambers, rope walks, etc., comprised the major part of the factory, often with the building simply forming a skin around equipment suspended in a framework to which the walls were attached. Because of the level of capitalisation required to get some of these industries off the ground, the buildings were often elaborately finished. The Yorkshire Brewery is the most prominent example.

This type of building is often the most exciting in terms of industrial heritage, because even when the equipment has been replaced or removed, the building itself can clearly demonstrate how the process was carried out. Other good examples of this factory type in the study area are the Vauxhall and Victoria distilleries, Victoria brewery, Thompson's tannery in Rokeby St. Collingwood, Miller's and Sampson's ropeworks in Brunswick, the Brunswick gas works in Hope St. Dight's flour mill on the Yarra, Reilly's flour mills in Brunswick Street Fitzroy and Benalla, Hoffman's brickworks, Coop's shot tower, the Leeds Dyeworks and the Fitzroy Freezing Works, sadly under demolition as this study was being prepared. Within this group are a few cxamples of bluestone industrial architecture more often seen in the Footscray-Williamstown area. They include Nettleton's woolworks and the Vauxhall Distillery. Early blustone industrial buildings utilised locally obtained stone to solve practical construction problems of strength and cost. Their early date and substantial

nature were the deciding factors in choice of the appropriate building material since brickmaking had not reached the standard required for such massive building works.

3. Workshops

A minor type of building both in its role in industry and the form of the building is the once ubiquitous small, single storey workshop, employed for a variety of manufacturing purposes including carriage building, blacksmiths, foundries, engineers, joineries, furniture makers, etc. These buildings are almost universally single storey with gable roofs and in the case of the blacksmiths, farriers, carriage builders, motor engineers, and other transport related works, they have a central vehicle entrance flanked by windows. Because these were often the result of a single tradesman or partner's efforts who may employ between one and a dozen hands, their size is remarkably consistent. Examples include Lawson & Paterson Gore St., Bull's coachbuilding works, Fitzroy St., The Fitzroy ironworks, Greeves St., Federal Truck and Trolley Co. in George St., Lancaster's Farrier in Napier St. and Abrahams' Jute works in Young St.

4. Classical commercial

A far more elaborate form of factory developed as part of the boom of the l880s and reflected the architectural fashions of the period as well as the wealth and status of the companies which built them. Moderate sized firms such as R.J. Henderson, Henry Hooper & Co. The United Shoe Machinery Co. and Moran & Cato employed simple forms of neo-classical architecture for their facades. Even some smaller boot factories such as Spry's and Burston and Treleaven had elaborate classical detailing echoing the styles of the inner city terrace housing. Some larger firms such as Denton's Hats and the Foster Lager Brewing Co. applied very imposing classical facades to their very large works. The fashion was taken to extremes by some manufacturers, particularly the brewers, with the Yorkshire Brewery being the most elaborate example. The style for flamboyant factory facades appears to have faded by the early twentieth century.

5. Multi-storey factories

By the early twentieth century, the cost of land and shortage of space for factories close to the city sent many manufacturers upward in their quest for factory expansion. Coupled with these considerations, the improvements in building technology allowed higher buildings to be erected without excessive cost, while certain industries benefited from the speedy transfer of part processed items between operators and levels in a compact factory. The earliest multi-storey factories (ie. those with three or more floors) appeared in the footwear industry around 1910. Earlier examples of multi-storey factories are found in a few specific industries where the process demanded 3 or more storeys such as flour mills, distilleries and brew towers. A very few particularly large general manufacturers reached three storeys in the nineteenth century. The Phoenix Clothing Factory in King St. Melbourne and Denton's Hats in Abbotsford are rare examples of such factories.

By the 1930s multi-storey factories had become commonplace, particularly in textile and footwear industries. Shoe factories such as Trescowthick's Clifton Hill factory, Llewellyn's and William's boot factories changed the face of that industry in Collingwood. MacRobertson's built progressively higher as it expanded its Fitzroy confectionery works, culminating in the seven storey 'Old Gold' factory. Clothing factories such as Staley and Staley in Brunswick and Austral Hats in Abbotsford demonstrated the scale of manufacture being carried out by the 1930s, while Rawleigh's Brunswick factory demonstrates another use for the building form.

Initially built in brick, these works were some of the earliest to adopt new materials such as reinforced concrete for window and door lintels, and for reinforcing bands in the brickwork as well as asbestos cement sheeting, steel framing and total reinforced concrete construction.

6. The shed principal

The 'shed principle', was a term used in England, and promoted by William Fairbairn, which referred to a single storey factory illuminated by sawtooth roof lights facing north in the northern hemisphere, but turned around to the south in Australia to ensure indirect light flooded the entire workplace. The building type was first applied to the woollen mills and had become common in England by the 1870s. Its use in Australia was also connected with woollen mills in Geelong and Melbourne's western suburbs in the 1860s and 1870s and the top showroom floor of many woolstores.

The single storey sawtooth roof factories of the outer industrial areas can be seen as the antithesis of the multi-storey factories in the inner suburbs. The principle requirement of these new factories was a large, unobstructed, single level for production-line operations at a mass-production scale. Cheap land on the fringes of Melbourne allowed the factories to sprawl. The best examples are Lincoln Mills, and Hilton in Coburg. An unusual example of a very large sawtooth roof factory in the inner suburbs is Yarra Falls in Abbotsford, which was able to take advantage of a large, unoccupied site near the Yarra River in Abbotsford.

These factories have timber or steel frames and are clad in corrugated iron, the more substantial having brick walls to the street frontages and sometimes all external walls. The sawtooth roof factory had become the standard form of large industrial building by the 1940s and has only recently been displaced in the last decade, by steel clearspan and prefabricated, prestressed concrete construction.

7. 'Moderne' facades

Within the range of sawtooth factories built in the 1930s are those smaller buildings which gave the utilitarian sawtooth roof shed slightly greater prestige by adding a facade in the then fashionable 'Streamlined Moderne' style. This was executed in brick, often rendered and can be instantly distinguished by the horizontal lines set into the brick or stucco and the vertical motif of turrets or fins over the main office entrance and sometimes other entrances. Curved walls and curved sections of parapet are very common. The architecture is usually pedestrian using standard features rather than demonstrating any architectural excellence. Lygon Street Brunswick, seems to have a disproportionate number of such factories which usually started life as textile mills. These include Red Robin at numbers 162,236 & 240, G. Burgin at 260, and Castle Knitwear at 326. Latoof & Callil in Brunswick Road and the Union Knitting Mills in Coburg are other typical examples. The Streamlined Moderne style was also used by more proficient industrial architects, but this is covered in the next style.

8. Elaborate and distinctive

Several large factories were executed in a very self-consciously stylish manner to designs by prominent and fashionable architects in particularly avant-garde styles. The Avon Butter Factory in Nicholson St. has a Moorish or Spanish Mission character with unusual detail in coloured glazed bricks and wrought iron. The old Brunswick Marketl Henderson Boxes in Ballarat St. is the only other example of such an elaborate Spanish Mission factory. William Pitt reinterpreted the Edwardian decorative treatment for his designs for Foy & Gibson's factories in Oxford and Cambridge Streets, Collingwood.

As noted above, the Streamlined Moderne was favoured for factories of the 30s as it expressed the up-to-date and progressive attitude of the new firms which had been established following the depression. Birmacley margarine in Scotchmer St., Handley & Tilley in Abbotsford and Truemould Tyres in Clifton Hill are all fine examples of the style. The unique style of Walter Burley Griffin's Melbourne architectural office is expressed in the Joseph Lyddy building in Fitzroy St, Fitzroy. while the Art Deco which inspired Griffin can also be seen in the severe Byfas/Yarra Falls building in Trennery Crescent, Abbotsford. Another popular style of the later part of our study period is the International or Dutch Modernist seen in such large and imposing

factories as the Oakley & Parkes designed Spicer's Paper mills, A.R. Butler's additions to Lincoln Mills and the Tip Top bakery in Brunswick.

9. Edwardian and Inter-war

The distinctive style of the period from about 1910 to the late 30s warrants a classification of its own as this appears to have been a time of considerable expansion in manufacturing and the adoption of new construction techniques in a remarkably consistent group of factories. Brick pilastered facades often gable ended with stuccoed decoration to the sills, lintels and bands in the brickwork, large steel hopper sash windows, and the beginnings of the extensive use of concrete and steel for window and door lintels, characterise this style. The single storey gable ended factory of this type is ubiquitous, some examples being the Ideal Box Factory in Rokeby St., Davis pickle factory in Rupert St. and Trescowthick's Hoddle St. boot factory.

10. Functional severe

The 1930s produced a particularly plain and functional group of factories which are clearly expressive of their period. Basic materials of brick, concrete and steel are used without any embellishment, G.N. Raymond's last factory in Easy St. Collingwood. The Gordon Slipper Co., Anderson & Ritchie, and Romar Knitwear in Fitzroy are a few of the many small factories of the period to eschew decoration altogether, while the bulk and repetitive pattern of the British United Shoe Machinery Co. in Alexandra Parade demonstrates that this sort of treatment can still result in an impressive structure.

11. Uncharacteristic

A small number of factories do not fit easily in any of the above categories because they were built outside of any industrial tradition. Sometimes, as in the case of Bates Cocoa Mills which began life as a Common School, the building was erected for another purpose, and adapted to manufacture with minimal alteration. Others like the Lane Shirt Factory in Union St. Brunswick, were factory extensions to shopfront retail outlets, and so are more indicative of the trends in commercial building architecture.

9.1 Notice of Motion No. 8 of 2021 - Ministerial Approval of Planning Scheme Amendment C270 (Fitzroy and Collingwood)

Reference	D21/84200
Author	Ivan Gilbert - Group Manager Chief Executive's Office
Authoriser	Group Manager Chief Executive's Office

I, Councillor Sophie Wade, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 3 August 2021:

"That the Mayor write to the Minister for Planning requesting him to conclude important process of developing planning controls for Fitzroy and Collingwood by approving Amendment C270 to the Yarra Planning Scheme."

Background

Planning Scheme Amendment C270 proposes built form controls (in the form of 9 DDOs) to cover:

- Brunswick Street
- Smith Street
- Gertrude Street
- Johnston Street (between Smith and Nicholson)
- Fitzroy East MUZ area, north of Johnston Street
- Small MUZ pockets behind Brunswick and Smith Street

These are areas of high growth, and are in desperate need of controls.
Planning Scheme Amendment C270 was submitted to the Minister in **January 2020**.

The above proposed interim DDOs were to be temporary only and to be included in the Yarra Planning Scheme for approximately 2 years, with a view to undertaking public consultation to inform the future built form changes of these centres. An almost 2 year delay clearly diminishes the purpose of putting forward interim planning controls, and means Council is unable to effectively regulate development in the area.

Planning Scheme Amendment C270 has been at the below stage of the process since it was submitted almost two years ago.

We call on the Minister for Planning to decide on these important interim controls.
More details
https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments/amendment-c270-fitzroy-collingwood-interims

RECOMMENDATION

That the Mayor write to the Minister for Planning, requesting him to conclude the important process of developing planning controls for Fitzroy and Collingwood, by approving Amendment C270 to the Yarra Planning Scheme.

Attachments

There are no attachments for this report.

9.2 Notice of Motion No. 9 of 2021 - Thresholds for Heritage Protection and Forthcoming Thematic Study

Reference	D21/84302
Author	Ivan Gilbert - Group Manager Chief Executive's Office
Authoriser	Group Manager Chief Executive's Office

I, Councillor Edward Crossland, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 3 August 2021:

"That the Mayor write to the Minister for Planning:

(a) regarding the difficulty in meeting the current threshold to achieve internal heritage protection, the limitation of means of protection for places of social and cultural significance, and a desire for a review of such thresholds; and

(b) referencing the undertaking of a thematic study for places of significance to the LGBTIQA+ community in the City of Yarra and also including, the opportunity to partner with Council, to establish possible mechanisms for their retention (in terms of use and function), protection, celebration and acknowledgement."

Background:

(a) The former Austral Theatre is one of three former theatres that were considered as a part of Amendment C245 following a Thematic Study of Theatres in the City of Yarra (Context Pty. Ltd. 2017);

(b) While the Thematic Study of Theatres highlighted the significance of their interiors, internal protection was not pursued as part of Amendment C245 as they were not seen to meet the relevant threshold for protection. Unfortunately, since the study, one theatre has been partially demolished, the interior of the Burnley Theatre has been significantly compromised and there is currently an application for the former Austral Theatre;

(c) There are numerous places within Yarra and across Victoria more broadly that are recognised for their social and cultural significance, however the means of protecting such places is currently limited;

(d) The City of Yarra Heritage Strategy also recognises the need for recording of breadth of heritage values such as historical and social etc. for a fully informed decision making. Whilst the Strategy recommends improving *Statements of Significance* and precinct citations of existing heritage places as a key action, it also recommends strengthening of existing planning provisions and mechanisms to better manage issues of overdevelopment and loss of heritage fabric of such places;

(e) Council adopted the Yarra LGBTIQ+ Strategy 2021-2024 at the Council Meeting 15 December 2020, which resolution included (d): *request Officers undertake a thematic heritage study for places and objects of social and cultural significance to the LGBTIQ+ community in the City of Yarra and explore possible mechanisms for their retention (in terms of use and function), protection, celebration and acknowledgement;*

(f) In March 2021 Heritage Victoria published A History of LGBTIQ+ Victoria in 100 Places and Objects. The report, which is the first of its kind in Australia, identifies 100 places, object, and collections that have special meaning to Victoria's contemporary queer communities; and

(g) The thematic study to be undertaken for the City of Yarra may seek to build on the approach of the Heritage Victoria study, while further exploring and establishing means of protection and retention; in terms of use and function. This represents a unique opportunity to potentially partner with the State Government to establish potential future controls or mechanisms of retention.

RECOMMENDATION

1. That the Mayor write to the Minister for Planning:

   (a) regarding the difficulty in meeting the current threshold to achieve internal heritage protection, the limitation of means of protection for places of social and cultural significance, and a desire for a review of such thresholds; and

   (b) referencing the undertaking of a thematic study for places of significance to the LGBTIQA+ community in the City of Yarra and also including the opportunity to partner with Council, to establish possible mechanisms for their retention (in terms of use and function), protection, celebration and acknowledgement.

Attachments

There are no attachments for this report.

Urgent Items Agenda

Council Meeting

7.00pm, Tuesday 3 August 2021

MS Teams

www.yarracity.vic.gov.au

14. Urgent business

Item		Page	Rec. Page	Report Presenter
14.1	Proposed discontinuance of road at Fitzroy North Primary School	2	7	Coordinator Valuations

14.1 Proposed discontinuance of road at Fitzroy North Primary School

Reference	D21/84840
Author	Bill Graham - Coordinator Valuations
Authoriser	Director Corporate, Business and Finance

Purpose

1. For Council to consider whether the road shown as lot 1 on the title plan found at **Attachment One** to this report, being part of the land contained in certificate of title volume 772 folio 273, should be discontinued pursuant to the Local Government Act 1989 and sold to the Minister for Education.

Critical analysis

History and background

2. The Fitzroy North Primary School has attracted $9 million of construction funding which is complicated because of an underlying right of way that bisects the school site and precludes development over the road reserve.
3. The funding allocation of $9 million is to modernise the teaching spaces within Block A in order to achieve a fit for purpose teaching building that reflects modern educational principles. Additionally, improved landscaping across the site, drainage and sewer works as well as the creation of interactive outdoor spaces are to be included as part of the scope of works.
4. The Road is shown as the area coloured red on the plan found at **Attachment Two** to this report.
5. The Victorian School Building Authority, acting on behalf of the Minister for Education wrote to Council on 10 February 2021 seeking the acquisition of the Road in order to facilitate a proposal to redevelop Fitzroy North Primary School.
6. The Minister is the registered proprietor of the land contained in certificate of title volume 1555 folio 863 and the Crown land administrator of the land contained in crown folio volume 11742 folio 715 (also known as Crown Allotment 2 Section 42 at North Fitzroy Parish of Jika Jika), being all of the properties which abut the road, shown delineated purple on the Site Plan.
7. The Minister requested that Council discontinue the road and sell it to the Minister for $1.00 to facilitate the redevelopment of the school.
8. Council has agreed to bear its own costs and disbursements associated with the proposed discontinuance of the Road.

Discontinuance

9. At the Council meeting on 18 May 2021, Council determined to proceed to the first step of the road discontinuance and sale process in recognition of the benefit of the school redevelopment to the community and to seek community feedback as part of that process.
10. Specifically, Council resolved:

    1. That:

    (a) Council resolves to support the placement of a public notice to consider the discontinuance of the ROW and subsequent vesting of the underlying land to the Minister for a token amount, offsetting the market value of the underlying land in recognition of the benefit the proposed $9 million upgrade works will provide to

North Fitzroy North Primary School and community and further, that the ROW has been incorporated into the school grounds for a number of decades; and

(b) this resolution and the value of the land be made public.

Discussion

11. The road is:
    (a) known to title as a 'road' and is registered in the names of Mark Moss and Henry Penketh Fergie dated 19 April 1875;
    (b) not currently constructed as a road;
    (c) constructed over by bitumen play areas, trees and garden beds, fences and flag poles within the Fitzroy North Primary School; and
    (d) obstructed by fences at both its Austin Way and Fergie Street entrances.
12. It is considered that the road is not reasonably required for public use as the road:
    (a) is fenced within the school at each end, which abut Austin Way and Fergie Street respectively;
    (b) is not currently being used as a road or accessed by the general public; and
    (c) is wholly utilised by the school for recreational purposes only.
13. The road is a 'road' for the purposes of the Act, and Council has statutory power to consider discontinuing the road. If the road is discontinued, the road will vest in Council.
14. On 8 June 2021, Council's Chief Executive Officer, made a decision under her delegated authority to:
    (a) remove the road from Council's register of public roads pursuant to section 17(4) of the Road Management Act 2004; and
    (b) commence the statutory procedures and give notice pursuant to section 207A and 223 of the Act of its intention to discontinue and sell the road to the Minister.

Options

15. The options available to Council at this stage are to proceed with the recommendation as printed, or to abandon the proposal. Given the public advertising has been completed, should Council determine to alter the proposal (such as discontinue only part of the road, sell the land to a different party or retain it for its own use, or sell the land for a different amount) the process (together with the public submissions process) will need to be conducted afresh.

Community and stakeholder engagement

Public Notice

16. A public notice that satisfied the requirements of the Act and included the Council resolution of 18 May 2021 and the assessed value of the land was placed in the Age on 21 June 2021.
17. No submissions were received by Council in response to the public notice by the closing date, being 19 July 2021.

Adjoining Owners

18. As the Minister is the registered proprietor and Crown land administrator of all properties which abut the Road, the Minister was not required by Council to seek the consent of any adjoining landowners to the Proposal.

Public Authorities

19. The following 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 that should be saved under section 207C of the Act:

(a) City West Water;

(b) Melbourne Water;

(c) CitiPower;

(d) United Energy;

(e) Multinet Gas;

(f) Telstra;

(g) Optus;

(h) APA Gas;

(i) AusNet; and

(j) Yarra City Council.

20. Melbourne Water, CitiPower, United Energy, Multinet Gas, Optus and Ausnet Services have advised that they have no assets in or above the Road and no objection to the Proposal.

21. On 12 March 2021, City West Water advised that it has sewer assets in the Road. City West Water advised that it did not object to the Proposal, subject to the following conditions:

(a) a 2 metre wide sewerage easement is created on the title plan over the sewer main located in the Road in favour of city West Water, and the title plan must be referred to City West Water for approval;

(b) any proposed fences must be located a minimum distance of 800mm clear of the centreline of the existing sewer mains;

(c) any proposed fence lines must be located a minimum of 1 metre from sewer manholes and/or inspection shafts; and

(d) any proposal to build over City West Water assets requires City West Water's prior written consent.

22. The title plan for the Road was prepared to include the easement in favour of City West Water as requested by City West Water.

23. On 7 May 2021, City West Water approved the title plan.

24. On 15 March 2021, APA Gas advised that it has no distribution gas mains within the Road, and no objection to the Proposal provided that:

(a) no property service lines for adjacent allotments are located within the Road; and

(b) if any property service lines are located within the Road and require relocation as a result of the Proposal, the Minister liaises with APA Gas to arrange relocation at the Minister's expense.

25. On 21 March 2021, Telstra advised that it has no assets within the near vicinity of the Road, and would not object to the Proposal provided that the landowner, prior to carrying out any works in the vicinity of the Road:

(a) requests the nominal location of Telstra plant via 'Dial Before You Dig'; and

(b) obtains a Telstra-accredited Asset Plant Locator to confirm the actual location of the plant.

Policy analysis

Alignment to Council Plan

26. Yarra's Council Plan 2017-2021 contains the Municipal Public Health Plan.

27. The Municipal Public Health Plan recognises access to education as a social determinant of health – implicitly acknowledging the need for education facilities in the municipality that are inclusive, accessible and relevant to the needs of local communities.

Climate emergency and sustainability implications

28. It is common for State Government construction projects to include environmentally sustainable design and construction in their projects. As the project is at its early stages, it is not possible to specify the nature of these provisions at this stage.

Community and social implications

29. The social return on investment on Government's $9 million investment in the school is a substantial commitment and one that will benefit students, families and the school community environment. While it is difficult to undertake a before and after analysis (perhaps reflected as an economic analysis), and to determine whether Government's investment has yielded benefits and outcomes that equate or exceed $9 million, academic experts in economic early childhood policy evaluation suggest that the community benefit to cost ratio may be as high as 12:1.

Economic development implications

30. The redevelopment of the school will be an economic generator for the construction industry in Victoria more generally, but it is not expected that the impact on the City of Yarra will be significant (other than the fact that Yarra's business will be able to offer their services to the project).

31. Construction projects managed by the Victorian School Building Authority are let by competitive tender. Tenderers are required to specific whether or not they are located in Victoria, with this information used to identify opportunities to undertake social procurement, in line with Victoria's Social Procurement Framework.

32. With a budget of $9 Million, this project will qualify as a 'Local Jobs First standard project' under the State Government's Local Jobs First Policy, meaning that Victorian businesses and workers are supported by ensuring that small and medium size enterprises are given a full and fair opportunity to compete for contracts, helping to create job opportunities, including for apprentices, trainees and cadets.

Human rights and gender equality implications

33. The redevelopment of the school will enable the provision of more contemporary facilities and will improve the ability of the school to cater for the needs of students with a disability and students with special learning needs.

Operational analysis

Financial and resource impacts

34. The Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land (dated June 2009), provide that a Council should not sell for less than market value assessed by a valuer engaged by Council, unless there are circumstances to explain the decision to accept a price less than market value.

35. In its May resolution, Council determined to consider the transfer of the land for *"a token amount, offsetting the market value of the underlying land"*. This decision was made in recognition of the history and location of the land, and the fact that the Minister is the only realistic buyer. In circumstances like these, the terms of any agreed ownership transfer are determined by negotiation and do not necessarily reflect the assessed market value.

36. The notional value of the land has been determined at $235,000, and the token amount recommended in this report is one dollar.

37. In addition, Council has agreed to bear its own costs and disbursements associated with the proposal.

Legal Implications

38. Council's solicitors have been engaged to provide guidance and oversee the discontinuance and sale process. The nature of road discontinuance and sale is a complex area of law, particularly if the land is to be transferred to another level of government.

39. The specific wording of public notices and the recommendation in this report has been guided by solicitor's advice.

Conclusion

40. Council must now determine whether the Road is reasonably required for public use in order to decide whether the Road should be discontinued and sold pursuant to clause 3 of schedule 10 of the Act.

RECOMMENDATION

1. That Council, acting under clause 3 of schedule 10 of the Local Government Act 1989 (Act):

   (a) resolves, having followed all the required statutory procedures pursuant to sections 207A and 233 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act, and being of the opinion that the road at Fitzroy North Primary School, Fitzroy North, being part of the land contained in certificate of title volume 772 folio 273 (shown marked lot 1 on the title plan attached as **Attachment One** to this report (Road)) is not reasonably required for public use for the reasons set out in this report, to discontinue the Road;

   (b) directs that a notice pursuant to the provisions of clause 3(a) of Schedule 10 of the Act is to be published in the Victoria Government Gazette;

   (c) directs that, once discontinued, the Road be transferred to the Minister administering the Education and Training Reform Act 2006 (Vic) (Minister) for $1.00;

   (d) directs that the CEO sign any transfer or transfers of the Road and any other documents required to be signed in connection with the discontinuance of the Road and their subsequent transfer to the Minister;

   (e) directs that any easements, rights or interests required to be created or saved over the Road by any authority be done so and not be affected by the discontinuance and sale of the Road; and

   (f) directs that the Minister be required to consolidate the title to the discontinued Road with the land contained in certificate of title volume 1555 folio 863, by no later than 6 months after the date of transfer of the discontinued Road.

Attachments

1⇩ Title Plan of road to be discontinued

2⇩ Location Plan

Attachment 1 - Title Plan of road to be discontinued

TITLE PLAN

EDITION 1

LOCATION OF LAND
PARISH : JIKA JIKA AT NORTH FITZROY
TOWNSHIP : ———
SECTION : 42
CROWN ALLOTMENT: 3 (PART)
CROWN PORTION : ———
LAST PLAN REFERENCE : ROAD R-1, TP.923859V
TITLE REFERENCE : VOL.772 FOL.273 (PART)

MGA.2020 Co-ordinates (of approx. E 322 475 ZONE: 55
(of approx. centre of land in plan) N 5 816 135 GDA 2020

NOTATIONS
DEPTH LIMITATION DOES NOT APPLY
CONNECTION SHOWN TO SCOTCHMER STREET IS NOT TO SCALE

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

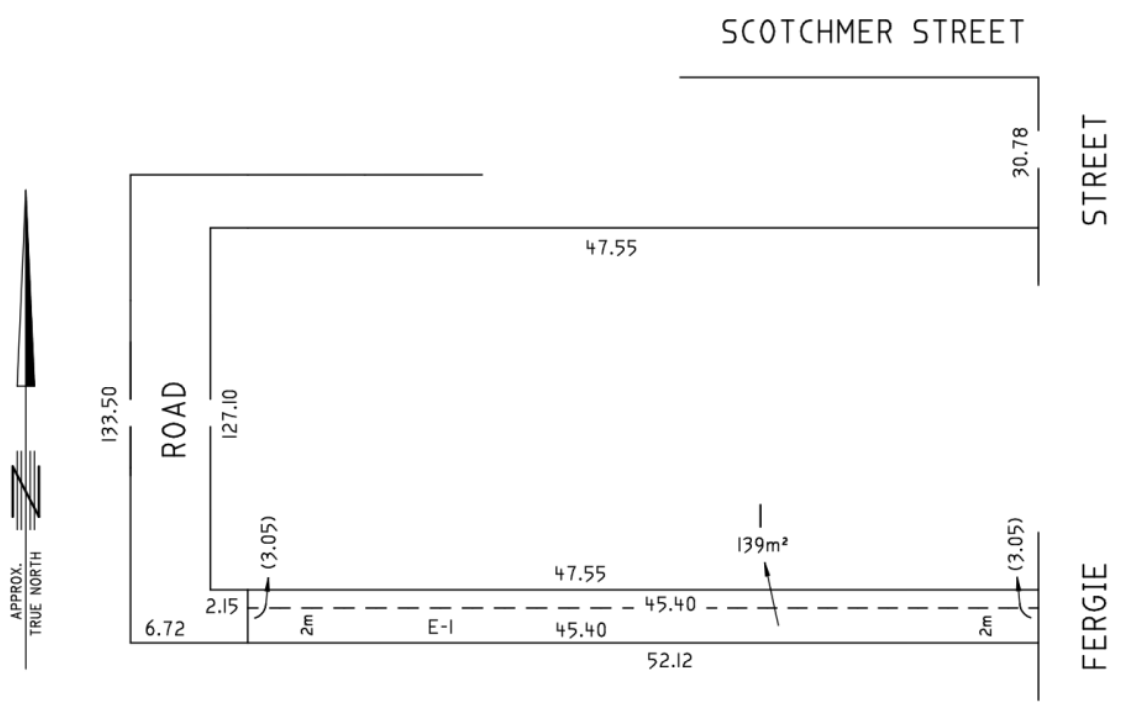
	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	AS PROVIDED FOR IN SEC.207C LGA 1989	2.00	SEC.207C LGA 1989	CITY WEST WATER

THIS PLAN HAS BEEN PREPARED FOR LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by:

Date:

Assistant Registrar of Titles



ORIGINAL SHEET SIZE: A3
SCALE 1:250
2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES
REF: 8539-TP VERSION: 2

CERTIFICATION BY SURVEYOR
SHEET 1 OF 1

LICENSED SURVEYOR (PRINT) . . . DEAN PAUL EDDY . . .
SIGNATURE . . . Dean Eddy . . . DATE 20/04/2021

LAWLOR AND LOY VIC. PTY. LTD.
LAND SURVEYORS • PLANNING CONSULTANTS
EMAIL: admin@lawlorandloy.com.au PHONE: (03)9435 2422
3/18 SHERBOURNE ROAD BRIAR HILL 3088
(WALLAN OFFICE BY APPOINTMENT)
www.lawlorandloy.com.au

Attachment 2 - Location Plan

Site Location

Fitzroy North Primary School road discontinuance